

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 24, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie,  
Harcourt, Kennedy, Marzari,  
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D. H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES.

MOVED by Ald. Volrich

SECONDED by Ald. Rankin

THAT the Minutes of the Regular Council Meeting of June 17, 1975, be adopted, after amending the clauses in recommendation (d) of the Standing Committee on Finance and Administration's report, dated June 12, 1975, as contained in page 16 of the Minutes, to read as follows:

- (i) securities as set out in the budget.
- (ii) host staff, subject to review by City staff and society officials by September, 1976.
- (iii) telephone expenses, subject to review by City staff in time for the 1976 directory listing.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

SECONDED by Ald. Rankin

THAT the Minutes of the Special Council Meeting (Court of Revision) of June 17, 1975, be adopted.

- CARRIED UNANIMOUSLY

At this point the Council recessed for the purpose of holding a Special Council Meeting re Public Hearing.

Following the Special Council Meeting, the Council reconvened with the same Members present, at approximately 2.45 p.m.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole,  
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

2624 Waterloo Street -  
Illegal Suite.

Council, on April 22, 1975, passed the following motion with  
respect to the premises at 2624 Waterloo Street:

"THAT the application by Mrs. Cotsakis for consideration  
under the Hardship Policy, be refused, and the Director  
of Permits and Licenses be instructed to enforce the  
regulations of the Zoning and Development By-law."

Subsequently, Council agreed to hear a delegation on behalf  
of Mrs. Cotsakis, and from residents in the area supporting Council's  
action.

Pursuant thereto, Mr. J.A.W. Drysdale spoke this day on behalf  
of Mrs. Cotsakis and filed briefs requesting the Council to either  
defer consideration of the matter pending a plebiscite to be  
conducted in the area re secondary suites, or alternatively the  
suites be allowed on a hardship basis.

Mr. Arrowsmith, representing a number of residents in the area  
also addressed the Council and referred to the problems encountered  
particularly in regard to parking as a result of additional suites  
in this single-family area, and particularly the premises in question.

MOVED by Ald. Harcourt

THAT no further action be taken on this request of Mrs. Cotsakis  
as outlined by her counsel, and therefore the regulations be enforced.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT Council reconsider its decision this day and that enforce-  
ment be withheld for a period of one year.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy,  
Marzari, Rankin, Sweeney and the Mayor opposed)

Vancouver Fire Department Band -  
Grant Appeal.

Council, on May 27, 1975, approved an amount of \$3,500 for the  
Vancouver Fire Department Band. The Band had originally requested  
\$5,010 to allow its continued operation.

Mr. Tebbenham, representing the Band appeared before Council  
and filed details of the Band's budget and requested Council to  
increase its level of funding.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Vancouver Fire Department Band -  
Grant Appeal (Cont'd)

MOVED by Ald. Rankin

THAT a further amount of \$1,510 be approved and, therefore, the total amount for 1975 of \$5,010 be placed in the Fire Department budget for the purpose detailed in the City Manager's report of May 23, 1975, re the Fire Department Band.

- CARRIED

(Ald. Bowers, Kennedy, Marzari and Volrich opposed)

REPORT REFERENCE AND UNFINISHED BUSINESS

Downtown Transportation Plan.

As instructed by Council on June 17, 1975, it was intended that a report reference be given regarding the Downtown Transportation Plan. Because of the lengthy Agenda, it was

MOVED by Ald. Kennedy

THAT this matter be deferred for a further two weeks.

- CARRIED

(Ald. Bowers opposed)

COMMUNICATIONS OR PETITIONS

Staff Vacancies

The Council noted a memorandum from the Mayor as follows:

"In view of the tight budgetary constraints we are faced with in 1975, I believe we have to try to hold the line on staff. I have talked this matter over with the City Manager and he agrees with the approach.

I THEREFORE RECOMMEND:

THAT, effective immediately, no positions be filled, on a permanent or temporary basis, that have been vacant for two (2) months or more, without the approval of City Council; and except those positions affecting public safety and security, that the Boards and Commissions be requested to forward such positions being filled to City Council for its approval. "

Council also noted a letter from the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees. Local 1004, requesting that this matter be deferred to give the Unions an opportunity to study the situation and address Council.

MOVED by Ald. Rankin

THAT the request of the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees, Local 1004, be granted and, therefore, this whole matter be deferred and arrangements for the Unions to appear as a delegation be left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Sunday Thoroughbred Horse Racing.

Under date of June 18, 1975, the Pacific National Exhibition submitted a letter requesting that Council reconsider its rejection of Sunday thoroughbred horse racing at the Exhibition Park track.

Council noted the actions of Council taken in 1973, 1974, and 1975 respecting requests to permit horse-racing on Sundays. The motion passed earlier this year is as follows:

"THAT the application by the B.C. Jockey Club requesting an amendment to the Vancouver Charter to permit thoroughbred horse-racing on Sundays as indicated in its letter, be not approved."

Council was advised that it would be necessary to rescind the foregoing resolution.

MOVED by Ald. Bowers

THAT the previous motion of Council as quoted above, be rescinded and Council inform the B.C. Racing Commission and the B.C. Jockey Club that this Council has no objections to Sunday thoroughbred horse racing.

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Ald. Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin,  
Sweeney and Volrich opposed)

North Fraser Harbour Commissioners

The Council noted a letter from the North Fraser Harbour Commissioners, dated May 27, 1975, requesting support for its proposal to adopt the Harbour Commissions Act, 1964 in place of its present act which dates back to 1913.

Reference was made to a previous letter dated April 9, 1975, from the organisation which confirmed that the North Fraser Harbour Commissioners will pay its \$9,000 portion towards the cost of a recreational study upon its completion.

MOVED by Ald. Harcourt

THAT the resolution submitted by the North Fraser Harbour Commissioners requesting the Governor in Council to declare The North Fraser Harbour Commissioners to be established a Commission pursuant to Section 30 of the "Harbour Commissions Act" be and it is hereby approved on the understanding that the conditions with respect to the reserve fund, as contained in the Commissioners' letter of April 9, 1975 be honoured.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Issuance of Building Permits

Council noted a letter from the West End and Downtown Ratepayers Association requesting that its President address the Council with respect to the Development Permit Board By-law, which is before Council later this day.

MOVED by Ald. Rankin

THAT the delegation from the West End and Downtown Ratepayers Association be heard.

- CARRIED UNANIMOUSLY

Mr. McIntyre then addressed the Council and spoke generally of the housing problems and criticized the creation of a Development Permit Board.

Council recessed at 4.00 p.m. and following an 'In Camera' meeting in the Mayor's office, reconvened in Open Council in the Council Chamber at 4.30 p.m. approximately.

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S  
GENERAL REPORT  
June 20, 1975

Works & Utility Matters  
(June 20, 1975)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. C.N. Spur tracks crossing over Vernon Drive and Lot 2, North of Powell Street
- Cl. 2. Closure of lane west of Cambie St., between 10th Avenue and lane north of 10th Avenue - adjacent to Lots A - E, Block 360, D.L.526, Plan 3453, and Plan 4386
- Cl. 3. Tender No. 39-75-3 - Truck Chassis  
Tender No. 41-75-6 - Sanitation Packer Bodies

The Council took action as follows:

C.N. Spur Tracks crossing over Vernon Drive  
and Lot 2, North of Powell Street. (Clause 1)

MOVED by Ald. Volrich

That the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Closure of Lane West of Cambie Street,  
between 10th Avenue and lane North of  
10th Avenue - adjacent to Lots A - E  
Block 360, D.L.526, Plan 3453 and Plan 4386.

MOVED by Ald. Volrich

THAT this item be deferred and the appropriate officials submit further information on the development proposed in connection with this closure of the lane west of Cambie, between 10th Avenue and the lane north of 10th Avenue, including a map of the area.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works and Utility Matters  
(June 20, 1975) (Cont'd)

Tender No. 39-75-3 - Truck Chassis  
Tender No. 41-75-6 - Sanitation Packer Bodies. (Clause 3)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(June 20, 1975)

The Council considered this report, which contains eight clauses, identified as follows:

- Cl. 1. 7025 Balaclava Street - Development Permit Application #68996
- Cl. 2. Cedar Cottage N.I.P. Appropriation: China Creek Park
- Cl. 3. Gastown: Award for Environmental Enhancement
- Cl. 4. 3296 S.E. Marine Drive, S.W. Corner of S.E. Marine Drive and Kinross - Lots 7 & 8, Subdivision of Lots 1-4 & 21-24, Block 10, D.L. 330 & 331, Group 1, N.W.D.
- Cl. 5. 1130 West Pender Street - Lots 3, 4, 11, 12, A-F, Block 16, D.L. 185
- Cl. 6. Historic Area Annual Report 1974
- Cl. 7. Strathcona Rehabilitation Project - Sale of Property
- Cl. 8. School Location, Nelson Park

The Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, contained in clauses 1 and 2 be approved, and clause 3 be received for information.

- CARRIED UNANIMOUSLY

3296 S.E. Marine Drive, S.W. Corner of S.E. Marine Drive and Kinross - Lots 7 & 8, Subdivision of Lots 1-4 & 21-24, Block 10, District Lot 330 & 331, Group 1, N.W.D. - Present Zone: (RT-2). Two Family Dwelling District - Requested Zone: Industrial and/or Commercial - Applicant: Tom Holmes, c/o Bryan Kershaw, Barrister and Solicitor. (Clause 4)

MOVED by Ald. Harcourt

THAT this clause be deferred, pending the hearing of a delegation from Mr. B. Kershaw, as requested, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(June 20, 1975)

1130 West Pender Street - Lots 3, 4, 11, 12, A-F,  
Block 16, D.L. 185 - Present Zone: (CM-1) Commercial  
District - Requested Zone: (CD-1) Comprehensive Dev-  
elopment District - Applicant: Mr. Charles T. Paine,  
Paine and Associates, Architects. (Clause 5)

MOVED by Ald. Bowers

THAT this clause be received and the matter be referred to a  
Public Hearing.

- CARRIED UNANIMOUSLY

Clauses 6 & 7.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in clauses  
6 and 7, be approved.

- CARRIED UNANIMOUSLY

In dealing with Clause 8 of this report, Council also agreed  
to consider Clause 2, Report I of the Standing Committee on  
Planning and Development on the same topic.

School Location - Nelson Park  
(Clause 8)

Nelson Park.

Report I. (Clause 2)

With the permission of Council Mr. J. Hober, on behalf of the  
Nelson Park Advisory Committee, addressed the Council and expressed  
concern with the scheme proposed for Nelson Park as contained in the  
Standing Committee's report.

MOVED by Ald. Bowers

THAT the recommendations of the Planning and Development Committee  
as contained in clause 2 of its report of June 12, 1975, be approved.

- CARRIED

(Ald. Rankin opposed)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager as contained in clause  
8 of his report of June 20, 1975, be approved.

- CARRIED

(Ald. Rankin opposed)

Council agreed to vary the Agenda to consider clause  
2, Report VI, Standing Committee on Community Services,  
June 19, 1975.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on  
Community Services.  
(June 19, 1975)

Demeter Flea Market Proposal  
(Clause 2)

Council received a delegation from Mr. Richard Nathans, representing the Demeter Village Cooperative Association, speaking in support of his application for a loan of \$10,000 from the City.

MOVED by Ald. Rankin

THAT the following recommendation of the Committee, contained in this clause, be approved:

"THAT the City endorse in principle the concept of the open-air Sunday Market proposed by the Demeter Village Co-operative Association and the location for the open-air market."

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird

THAT Council approve a returnable grant of \$3,000 to the organization.

- (lost)

(Ald. Bowers, Boyce, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin (in amendment)

THAT the amount of \$3,000 in Alderman Bird's motion be struck and the figure of \$10,000 be inserted in lieu thereof.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bird was put and LOST.

Licenses and Claims Matters  
(June 20, 1975)

1020 Davie Street -  
Business License (Clause 1)

MOVED by Ald. Bowers

THAT no action be taken with respect to this clause.

- LOST

(Ald. Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Cont'd...



CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Licenses and Claims Matters  
(June 20, 1975) (Cont'd)

1020 Davie Street - Business License  
(Clause 1) (Cont'd)

MOVED by Ald. Marzari

THAT Mr. Garnet Balsden be requested to appear before Council so that Council may determine whether this kind of business is desirable in the City of Vancouver or not.

- CARRIED

(Ald. Bowers opposed)

Fire & Traffic Matters  
(June 20, 1975)

The Council considered this report, which contains five clauses, identified as follows:

- Cl. 1. Sidewalk Cafes
- Cl. 2. Temporary Closure of Alexander Street for Gastown Farmer's Market
- Cl. 3. Additional Bus Stop Locations
- Cl. 4. Granville Mall "Hot Dog" Kiosk
- Cl. 5. Parking, Hudson Street Bridge

The Council took action as follows:

Sidewalk Cafes.  
(Clause 1)

MOVED by Ald. Marzari

THAT this clause be deferred and the Supervisor of Property and Insurance report to Council on the true market value of sidewalks and streets in front of restaurant premises.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Granville Mall "Hot Dog" Kiosk  
(Clause 4)

MOVED by Ald. Harcourt

THAT this clause be deferred pending the hearing of a delegation from Mr. Bruhn at a later date, arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

Parking, Hudson Street Bridge.  
(Clause 5)

MOVED by Ald. Harcourt

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Finance Matters  
(June 20, 1975)

The Council considered this report, which contains seven clauses, identified as follows:

- Cl. 1. Block 52/42 Parking Garage - Major Signage Program.
- Cl. 2. Additional Manpower - Police Department.
- Cl. 3. Subdivision Approving Officer.
- Cl. 4. Amendment to Building By-law No.4702.
- Cl. 5. Orpheum Theatre - Possible Economies.
- Cl. 6. Suggestions Meriting Awards.
- Cl. 7. Trial of Word Processing Equipment - City Planning Dept.

The Council took action as follows:

Block 52/42 Parking Garage -  
Major Signage Program  
(Clause 1)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Additional Manpower - Police Department  
(Clause 2)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, contained in this clause, be approved:

FURTHER THAT a copy of the report be sent to the Attorney-General confirming the previous action of Council on February 18, 1975 on the same topic and requesting the Attorney-General to advise Council on the question of funding as soon as possible.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

Clauses 3 - 7 inclusive

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, contained in clauses 3, 4, 5, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

Perscnnel Matters  
(June 20, 1975)

Attendance of Housing Planner -  
Public Housing Tenants' Conference,  
Toronto, August 1 to 3. (Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(June 20, 1975)

The Council considered this report, which contains five clauses, identified as follows:

- Cl. 1. Subdivision to Restructure City-owned Lots 25 & 26, Block 19, D.L. 195, Plan 2573 and Lot 31 and Abutting Lane Blocks 17 & 18, D.L. 195, Plan 2002; Also privately owned Lots 32 & 33, Blocks 17 & 18, D.L. 195
- Cl. 2. Consent to Assign Portion of Lots 4 to 6, Block 122, D.L. 541, Known as 1420 Howe Street
- Cl. 3. Rental Review 22' Strip of Waterloo Street North of Point Grey Road, Adjoining Lot 1, Block 4, D.L. 540
- Cl. 4. Acquisition of Deteriorated Properties - Strathcona Rehabilitation Project - Lot 30, Block 103, D.L. 196
- Cl. 5. Lease of Lots 2, 3 & 4, Block 123, D.L. 541  
Sit: S/E Corner of Granville & Pacific Streets

The Council took action as follows:

Clauses 1 - 5 inclusive

MOVED by Ald. Bird

THAT the recommendations of the City Manager, contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

B. Granville Street Pedestrian Transitway - Phase II

Under date of June 13, 1975, the City Manager submitted the following summary of the report from the Director of Social Planning, the City Engineer and the Chief Constable on Granville Street Pedestrian Transitway - Phase II:

" SUMMARY.

A series of proposals to be carried out under Local Improvement procedures for Phase II have been developed which take into account priorities of pedestrians, transit riders, property owners and businessmen.

The amenities RECOMMENDED include decorative Christmas lighting as well as benches and additional landscaping. The costs would be as follows:

CHRISTMAS LIGHT	<u>Capital Cost</u>	<u>Annual Costs (1975)</u>	
	Property Owners \$17,000	Property Owners \$6,000	(including removal and replacement)
	City --	City (energy) 1,000	
	<u>TOTAL \$17,000</u>	<u>TOTAL \$7,000</u>	

BENCHES & ADDITIONAL LANDSCAPING	<u>Capital Cost</u>	
	Property Owners (90%) \$19,800	
	City (10%) 2,200	
	<u>\$22,000</u>	

It is further RECOMMENDED that Council select a designer for the design of benches and planters and instruct the Director of Social Planning and the City Engineer to prepare terms of reference for the design work.

The report also states that there is a need for bus shelters, public washrooms and parking and that a Police Sub-station near the Mall would be desirable. The following are accordingly submitted for CONSIDERATION:

1. BUS SHELTERS  
Council may choose between  
(1) a proposal for Seaboard Advertising Ltd. to install 9 bus shelters for which Seaboard would pay half of the \$72,000 capital cost (\$36,000), the City would contribute \$24,000 and the property owners \$12,000 or  
(2) (Without Seaboard participation) City two thirds (\$48,000) Property Owners one third (\$24,000 - total \$72,000).
2. WASHROOMS  
It is proposed that the City develop facilities in the North and South ends of the Mall. Three alternatives are presented. The capital costs are \$40,000 and the estimated annual operating costs and rental are from \$30,000 to \$40,000.
3. PARKING  
670 parking spaces have been removed as a result of the construction of blocks 61 and 71, and 125 daytime on street parking spaces have been eliminated on Howe and Seymour. This represents a 10% reduction in parking on the south end of the Mall.

Council is asked to decide whether a short term parking facility of 560 spaces should be constructed at costs shown on Page 6 of the report and which could include washrooms, retail space and a Police Sub-station among other facilities. "

Council agreed to deal with each of the items on an individual basis.

Christmas Lighting

MOVED by Ald. Cowie  
THAT the recommendations of the Officials re Christmas lighting be approved.

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary local improvement by-law for this item under the "petition principle".

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Granville Street Pedestrian Transitway - Phase II (cont'd)

Benches and Additional Landscaping

MOVED by Ald. Cowie

THAT benches and additional landscaping (including design costs) be approved based on the cost-sharing recommended by the Officials.

- (amended)

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary local improvement by-law for this item under the "petition principle".

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin (in amendment)

THAT benches and additional landscaping, including design costs, be approved with the total costs being charged to the property owners.

- CARRIED

(Ald. Bowers, Cowie, Harcourt, Volrich and the Mayor opposed)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED UNANIMOUSLY.

"THAT benches and additional landscaping, including design costs, be approved with the total costs being charged to the property owners.

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary local improvement by-law for this item under the 'petition principle'. "

Bus Shelters

Mr. Sinclair, Seaboard Advertising Ltd., addressed Council on this item and displayed a model of the proposed bus shelter.

MOVED by Ald. Marzari

THAT consideration of bus shelters, washrooms, short-term parking and the Police Substation be referred to the Standing Committee on Planning and Development for consideration and report back to Council.

(Ald. Bowers, Harcourt, Sweeney and Volrich opposed)

- CARRIED

C. Greek Day Committee for the Hellenic Community  
Street Parade and Festival - June 29, 1975

The City Manager submitted the following report of the City Engineer dated June 20, 1975:

"On June 17, 1975, Council considered a communication from Mr. Nick Zapantis of the Greek Committee for permission to close off six blocks of West Broadway (Macdonald Street to Waterloo Street), for a street parade and Festival, on Sunday, June 29, 1975.

Because of the involvement of other Civic Departments Police and the Transit Authority, there was not time to submit information to City Council at its meeting on June 17th. (the day after receipt of the application). A report was to be submitted to Council on June 24, 1975.

On June 17th, Council passed the following motion: -

"That the foregoing request be approved on the understanding that any expenses to the City will not exceed \$500. in total."

Normally, approvals for street closures include a condition requiring the applicant to provide adequate Liability Insurance. Because there was no reference to this aspect in the applicant's letter, it has not been specifically included by Council's approval of June 17, 1975. The matter of Liability is particularly important in this case, because the area to be used is under construction as part of the West Broadway Beautification project. This portion of the project was to be completed by June 30th, but because the contractor has been unable to obtain suitable materials on schedule, approximately half of the area will be uncompleted.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Greek Day Committee for the Hellenic Community Street Parade and Festival - June 29, 1975 (cont'd)

Departmentally, we have been pursuing the matter of Liability Insurance by the applicants, however, to ensure its provision, it should be required as a condition of approval for the street closure. It is, therefore, recommended that Mr. Nick Zapantis and the Greek Committee indemnify the City, by insurance, against all claims or damages which may result.

It is drawn to Council's attention that because of previous difficulties on particular street closures, certain provisions and procedures were accepted by Council in 1971.

Essentially, these provisions set a minimum period of two weeks to allow processing of applications and also require written confirmation of the affected property owners or tenants and details of any physical installations on the street.

In this particular application, the police must review manpower requirements and are concerned about the liquor licence. The Health Department wish to review the application carefully because of certain difficulties last year and B. C. Hydro need to make special arrangements to detour because of trolley bus operation.

For Council's information, the costs for the closure are estimated as follows:

- |                                  |          |
|----------------------------------|----------|
| 1. Signing and barricading, etc. | - 600.00 |
| 2. Street cleaning               | - 75.00  |
| 3. Street decorations            | -2100.00 |

Council's approval limited the City's contribution to \$500.00

The Engineering Department considers that the provisions and procedures adopted by Council in 1971 are still quite appropriate and unless Council directs otherwise, will continue to follow the procedures.

It is RECOMMENDED that Mr. Nick Zapantis and the Greek Committee enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured. "

MOVED by Ald. Bird

THAT the recommendation of the City Manager, contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

I. Part Report of Standing Committee on Planning & Development (June 12, 1975)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Robson Area Development
- Cl. 2. Nelson Park
- Cl. 3. City-owned Land - Foot of Angus Drive

The Council took action as follows:

Robson Area Development (Clause 1)

MOVED by Ald. Bowers

THAT the recommendations of the Committee be approved after amendment by adding the words "or partnership" after the word "sale";

FURTHER THAT the disposition of the City-owned land be referred to the Property Development Fund.

- CARRIED

(Ald. Harcourt opposed)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on  
Planning & Development  
(June 12, 1975) (continued)

Robson Area Development  
(Clause 1) (continued)

MOVED by Ald. Volrich

THAT further consideration of this proposal be deferred to a future meeting of Council at which time representatives of Robson International Village Community Co-operative should be present to discuss this matter and, in the meantime, discussions with the interested parties continue.

MOVED by Ald. Cowie (in amendment)

THAT Ald. Harcourt meet with representatives of B.C. Hydro, Robson International Village and the developers to discuss the possibilities of an integrated development in this area.

- LOST

(Ald. Bird, Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, Alderman Volrich's motion was put and CARRIED UNANIMOUSLY.

Nelson Park (Clause 2)

For Council action see Page 7 of these Minutes.

City-owned Land - Foot of Angus Drive  
(Clause 3)

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Part Report of Standing Committee on  
Finance & Administration  
(June 12, 1975)

The Council considered this report which contains four clauses,  
identified as follows:

- Cl. 1. University Women's Club - Request for Grant
- Cl. 2. 1976-80 Capital Program
- Cl. 3. Social Planning Department Artists Gallery
- Cl. 4. Playhouse Theatre Centre of B. C. - Grant

The Council took action as follows:

University Women's Club -  
Request for Grant (Clause 1)

MOVED by Ald. Volrich  
THAT the recommendation of the Committee contained in this  
clause be approved.

- CARRIED BY THE REQUIRED  
MAJORITY

(Ald. Bowers opposed)

1976-80 Capital Program  
(Clause 2)

MOVED by Ald. Volrich  
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Social Planning Department Artists Gallery  
(Clause 3)

MOVED by Ald. Volrich  
THAT the recommendations of the Committee contained in this clause  
be approved after amending Recommendation 'c' by striking out the words  
assist in the drafting of the Constitution and By-laws of the private,  
non-profit Artists Gallery and".

- CARRIED UNANIMOUSLY

Playhouse Theatre Centre of B. C. - Grant  
(Clause 4)

MOVED by Ald. Volrich  
THAT the recommendation of the Committee contained in this clause  
be approved.

- CARRIED UNANIMOUSLY



Regular Council, June 24, 1975 . . . . .

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on  
Housing & Environment  
(June 12, 1975)

The Council considered this report which contains seven clauses, identified as follows:

- Cl. 1. Garbage Collection From Duplexes
- Cl. 2. Fireproof Mattresses
- Cl. 3. Pioneer Park
- Cl. 4. Bicycle Routes
- Cl. 5. Chairman's Report on C.F.M.M. Conference
- Cl. 6. Street Lighting
- Cl. 7. Housing Conversion Study

The Council took action as follows:

Garbage Collection from Duplexes  
(Clause 1)

MOVED by Ald. Harcourt

THAT Recommendation 'A' of the Committee contained in this clause be approved after amendment to read as follows:

- 'A. That the City provide two cans free garbage collection per week for all houses in the City no matter how zoned, effective January 1, 1976.'

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT Recommendation 'B' of the Committee contained in this clause be approved after amendment to read as follows:

- 'B. That the City provide four cans of free garbage collection per week for all duplexes, effective January 1, 1976.'

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT Recommendation 'C' of the Committee contained in this clause be approved after amendment to read as follows:

- 'C. That funds be authorized in advance of the 1976 budget to permit the City Engineer to purchase the required additional collection trucks.'

(Underlining denotes  
amendment)

- CARRIED UNANIMOUSLY

Fireproof Mattresses  
(Clause 2)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Pioneer Park  
(Clause 3)

MOVED by Ald. Harcourt

THAT the matter of design for Pioneer Park be referred back to the Park Board, appropriate City staff and the Urban Design Group for re-design in line with the Committee's comments, and report back to the Committee; and that the Director of Finance report back to the Committee on sources of funding this project.

Regular Council, June 24, 1975 . . . . . 18

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on  
Housing & Environment (June 12, 1975) (Cont'd)

Bicycle Routes  
(Clause 4)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 5, 6 & 7

MOVED by Ald. Harcourt

THAT the resolutions contained in Clauses 5, 6 & 7 of this report be received for information.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committees on  
Community Services & Finance & Administration  
(June 19, 1975)

Grant Requests - Spring 1975  
(Clause 1)

A. Leisure Link

MOVED by Ald. Rankin

THAT a grant of \$14,690 be approved, payable to the Park Board to pay the salaries and benefits of two Leisure Link workers for 10 months, until April, 1976. At the end of this time, the service will be evaluated by the Park Board to determine if it will be included in future Park Board West End budgets.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Ald. Bird, Bowers, Kennedy, Sweeney & Volrich opposed)

B. Red Door Recreation Project

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED BY THE REQUIRED  
MAJORITY

(Ald. Bowers opposed)

C. New Hope Centre

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

D. Cross-Reach Single Parents

MOVED by Ald. Rankin

- (i) THAT Vancouver City Council approve a grant of \$14,040 (net \$7,020 after C.A.P. recovery) for the Cross-Reach Single Parents Program, subject to the Program being offered in the West End. This grant to cover the 10 month period from June 1, 1975 to March 31, 1976.

Regular Council, June 24, 1975 . . . . .

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on  
Community Services & Finance & Administration  
(June 19, 1975) (Continued)

Cross-Reach Single Parents  
(continued)

(ii) THAT the grant be paid to the Cross-Reach Society  
which will administer the grant.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Ald. Bird, Bowers, Boyce, Kennedy, Sweeney & Volrich opposed)

E. Vancouver Resource Society for the  
Physically Disabled

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this  
clause be approved.

- CARRIED UNANIMOUSLY

F. The New Corinthians Society

MOVED by Ald. Rankin

THAT Vancouver City Council approve a grant of \$3,000 to the  
Society for bedding and appliances at their Community Corrections  
Centre, subject to the Society raising an equal amount of money from  
private or voluntary sources.

(Ald. Bird, Bowers, Boyce, Harcourt,  
Kennedy, Sweeney & Volrich opposed)

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

G. Owl House

MOVED by Ald. Rankin

THAT the recommendations of the Committee contained in this  
clause be approved.

- CARRIED UNANIMOUSLY

H. Social Planning and Review Council  
of B. C. (SPARC)

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this  
clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT the recommendation of the Committee that no grants be made to:

- Willing Hands for Help
- The New Vancouver Opportunities Program Workshop
- YWCA - Intake Worker
- Killarney Champlain Citizens for Action.

be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee on  
Finance & Administration  
(June 19, 1975)

Development Permit Application Process  
(Clause 1)

MOVED by Ald. Volrich

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on  
Community Services  
(June 19, 1975)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Cedar Cottage-Kensington Area -  
Pilot Project in Community Corrections

Cl. 2. Demeter Flea Market Proposal

The Council took action as follows:

Cedar Cottage-Kensington Area -  
Pilot Project in Community Corrections  
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Demeter Flea Market Proposal  
(Clause 2)

For Council action, see Page 8 of these Minutes.

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CREATE BOARDS TO BE  
KNOWN AS THE "DEVELOPMENT PERMIT  
BOARD" AND THE "DEVELOPMENT PERMIT  
ADVISORY PANEL"

MOVED by Ald. Bowers

SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers

SECONDED by Ald. Bird

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW TO CREATE THE NEW (C-3A)  
COMMERCIAL DISTRICT SCHEDULE

MOVED by Ald. Rankin

SECONDED by Ald. Volrich

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin

SECONDED by Ald. Volrich

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

(Ald. Boyce & Sweeney opposed)

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Boyce and Sweeney opposed)

BY-LAWS (cont'd)

- 4. BY-LAW TO AMEND BY-LAW NO. 3575  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (500 BLOCK EAST CORDOVA ST.)

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin  
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Bowers, Marzari and Volrich are excused from voting on this By-law.)

- 5. BY-LAW TO AMEND BY-LAW NO. 3844  
BEING THE BOARD OF VARIANCE BY-LAW

MOVED by Ald. Bowers  
SECONDED by Ald. Bird  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers  
SECONDED by Ald. Bird  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Highway Purposes  
North 2.5 feet of Lot 23, Block 5 East  
Half of Section 25, T.H.S.L.

MOVED by Ald. Rankin  
SECONDED by Ald. Volrich  
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

- 1. North 2.5 feet of Lot 23, Block 5, East half of Section 25, Town of Hastings Suburban Lands.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

MOTIONS (cont'd)

Allocation of Land for Highway Purposes  
North 2.5 feet of Lot 23, Block 5 East  
Half of Section 25, T.H.S.L. (cont'd)

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

B. Construction of Pavement and Curbs  
Both Sides of Victoria Drive from  
19th Avenue to Victoria Diversion

MOVED by Ald. Rankin  
SECONDED by Ald. Volrich

THAT

WHEREAS the construction of pavement and curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (hereinafter called "the said project") was recommended by the Board of Administration on 21 September, 1973, and approved by Council on 25 September, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 29 November, 1973;

AND WHEREAS Lot 7, Blocks 11 and 12, District Lot 195 (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned(C-2)Commercial District (Suburban) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on 29 November, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is \$212.28;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is \$70.75;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1975, as if the said lot were used for residential purposes, that is to say, the annual sum of \$70.75.

MOTIONS (cont'd)

Construction of Pavement and Curbs  
Both Sides of Victoria Drive from  
19th Avenue to Victoria Diversion (cont'd)

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1975 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

1. Vancouver Historical Insights Limited

MOVED by Ald. Kennedy  
SECONDED by Ald. Harcourt

THAT WHEREAS the organization known as Vancouver Historical Insights Limited at 16 Water Street was established to provide cultural, social and educational services to school children, senior citizens, Vancouver residents and visitors by way of audio-visual presentations of Vancouver history and tours of Vancouver Heritage areas;

AND WHEREAS its skills and premises could be harnessed to help the City's U.N. Committee on "Habitat" 1976;

AND WHEREAS I have investigated the services provided by Vancouver Historical Insights Limited, talked with their staff, inquired about their program from civic officials and am impressed with its value and merit;

THEREFORE BE IT RESOLVED THAT City Council request the Director of Social Planning to evaluate Vancouver Historical Insights Limited with respect its usable facilities and report back to City Council on ways and means of developing an audio-visual program on Vancouver, Past, Present and Future, including the provision of city financing for such a program.

- CARRIED UNANIMOUSLY

2. Pier Group Mural Company - Golden Pigeon Mural

Alderman Cowie requested permission to amend the motion submitted on June 17, 1975, as follows:

MOVED by Ald. Cowie  
SECONDED by Ald. Harcourt

THAT WHEREAS Council on May 27, 1975, approved the Golden Pigeon Mural proposed by Pier Group Mural Company for the exterior wall of 333 Carrall Street;

AND WHEREAS it is considered that this mural would be detrimental to the appearance of Pigeon Park;

THEREFORE BE IT RESOLVED THAT that portion of the resolution approving this mural be rescinded.

(Ald. Bird, Bowers, Marzari,  
Rankin & Sweeney opposed) - LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY



MOTIONS (cont'd)3. Commencement Times for Council Meetings

MOVED by Ald. Kennedy

SECONDED by Ald. Sweeney

THAT WHEREAS the present policy of Council is that Regular Council Meetings commence at 2:00 p.m. and reconvene at least two evenings a month at 7:30 p.m.,

AND WHEREAS this policy was established to generate public interest and attendance;

AND WHEREAS experience has shown that this objective has not been achieved;

AND WHEREAS evening meetings result in increased expenses for additional security personnel, staff overtime as well as inconvenience to Department Heads;

BE IT THEREFORE RESOLVED that effective September 1, 1975, Council revert to its previous practice of scheduling regular meetings at 9:30 a.m., except when by resolution of Council and for stated reasons, evening meetings are called.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

4. MOVED by Ald. Volrich  
SECONDED by Ald. Boyce

THAT WHEREAS high interest rates, in addition to high costs, are resulting in great hardship and difficulty to a great many people who are purchasing their own homes or desiring to purchase their own homes;

AND WHEREAS previous resolutions on this subject before the U.B.C.M. and the C.F.M.M. have failed to be approved, mainly because the resolutions have urged that all interest payments on home mortgages be deducted from income and such a move would in fact unfairly benefit the owners of more expensive homes and encourage homeowners to maintain mortgages on their homes to the highest extent possible;

AND WHEREAS a reasonable ceiling on such deductions would avoid such inequities and would serve the purpose of assisting many people to purchase and maintain their own homes;

THEREFORE BE IT RESOLVED as follows:

1. That the Federal Government be urged to implement, commencing in 1976, a plan to allow interest payments on home mortgages to be deducted from income for income tax purposes to a maximum of \$100.00 per month, or \$1,200 per year;
2. That the amount of such deduction be reviewed from year to year to determine any appropriate adjustment to such deduction having regard to changes in average interest rates and other factors;
3. That this resolution be brought before the next general meetings of the U.B.C.M. and C.F.M.M. for their approval.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

5. MOVED by Ald. Bowers  
SECONDED by Ald. Harcourt

NOTWITHSTANDING the sexist tone of the following advertisement which appeared in local newspapers on June 21 of International Women's Year;

*June 21/75*

**CITY OF VANCOUVER**  
**DIRECTOR OF RECREATION SERVICES**  
**BOARD OF PARKS AND RECREATION**

One of Canada's most outstanding parks and recreation systems is embarking on a program involving a broad re-evaluation of its policies and objectives in providing recreation services and facilities. This will include development and introduction of a decentralized area management approach, a redefinition of all recreation plans and programs and a reorganization of staff as appropriate.

The Park Board is seeking a Director of Recreation Services to assume full responsibility for achieving these goals and for the ongoing development and management of the Board's recreation facilities and services. The Director will initially be responsible for a staff of approximately 75 persons and an annual operating budget of approximately 2.25 million dollars. This is a unique opportunity for a candidate who has demonstrated that he has the required management skills and potential for further success.

Applications should be obtained from and returned, preferably together with a detailed resume indicating education and experience, to the Director of Personnel Services, 453 West 12th Avenue, Vancouver, B.C.

June 21, 1975

BE IT RESOLVED THAT Council reaffirm that it does not discriminate between male and female applicants for this or other positions.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted this day and recognized by the Chair:

1. MOVED by Ald. Boyce  
THAT WHEREAS two major public hearings in the last few months have been one member short because of the justifiable absence of a member;

AND WHEREAS these hearings are always matters of great importance both to the public as well as to Council;

THEREFORE BE IT RESOLVED THAT one Thursday a month be set aside for public hearings (if required) for the balance of this year;

AND FURTHER THAT in future years when meeting dates are set at the inaugural Council, public hearing dates also be named for the entire year.

(Notice)

The Council adjourned at 6:50 p.m.

The foregoing are Minutes of the Regular  
Council Meeting of June 24, 1975, adopted  
July 8, 1975.

A. Phillips

MAYOR

E. V. Little

CITY CLERK

Manager's Report, June 20, 1975 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. C.N. Spur tracks crossing over Vernon Drive and Lot 2, North of Powell Street

The City Engineer reports as follows:

"The Canadian National Railways have applied for permission to cross Vernon Drive and Lot 2 north of Powell Street with spur tracks, in order to serve the Van Term development on the south shore of Burrard Inlet. Lot 2 was acquired by the City in the past for street purposes.

I RECOMMEND that:

- (a) The application be approved subject to the conditions set out in a railway crossing agreement satisfactory to the Director of Legal Services.
- (b) Your Engineer be authorized to sign the application (to the Canadian Transport Commission) on behalf of the City after:
  - (i) the plan has been amended to his satisfaction
  - (ii) the Canadian National Railway has executed the said railway crossing agreement
- (c) The agreement be executed on behalf of the City."

The City Manager RECOMMENDS that the foregoing be approved.

2. Closure of lane west of Cambie St., between 10th Avenue and lane north of 10th Avenue - adjacent to Lots A - E, Block 360, D.L. 526, Plan 3453, and Plan 4386

The City Engineer reports as follows:

"An application has been received to purchase the 12 foot lane west of Cambie Street between 10th Avenue and the lane north of 10th Avenue. The applicant, the owner of the lands of both sides of the lane, wishes to consolidate his lands and the lane into one parcel. He is prepared to dedicate 10 feet for the widening of Cambie St. This lane is surplus to the City's highway requirements.

I RECOMMEND that all that portion of lane dedicated by the deposit of Plan 3453 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The applicant to pay \$6,250 for the surplus land acquired over the land dedicated in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The applicant to provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the closed lane with the abutting lands and dedicate the required 10 foot widening strip for highway purposes.
- (c) The applicant to pay for the removal or relocation of all utilities and any other costs to affect the subdivision of the site.

Information for the City Manager:

Size of land . . . . .	12' x 125'
Area . . . . .	1,500 sq. ft.
Zoning . . . . .	C-2
Estimated Market Value per Square Ft.. . . . .	\$25.00
Assessed value per Square Foot . . . . .	\$ 6.75"

The City Manager RECOMMENDS that the foregoing be approved.

Manager's Report, June 20, 1975 . . . . . (WORKS - 2)

3. Tender No. 39-75-3 - Truck Chassis  
Tender No. 41-75-6 - Sanitation Packer Bodies

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the chassis were opened on May 12, 1975, and tenders for the refuse bodies were opened May 20, 1975, and referred to the City Engineer and Purchasing Agent for report.

Funds for this purchase are provided in the Truck Replacement Account.

The Engineering Department has a large number of sanitation refuse packers (32) scheduled for replacement. Because the capital cost of this purchase is estimated at \$1,300,000, and the success of the units is critical to our sanitation operation, it is desirable for the City to conduct a short term evaluation program of trucks and bodies which have not been used by the City before. We propose to purchase six units with various drivelines and bodies; the data obtained by operating these six units for 2 - 3 months will provide information for the purchase of the balance of the replacement vehicles (26) later in the fall. This report deals with the purchase of the six chassis and bodies to be used for the evaluation program.

I. Truck Chassis - Tender No. 39-75-3

Tenders were called for six trucks asking for prices on at least four different engines and three different transmissions. Bids were received from six different suppliers. Three of the suppliers, Musgrove Ford, Rod McCallum Ford and International Harvester are not being considered because they have offered trucks with which the City of Vancouver has experience. Of the remaining three bids, Inland Kenworth and White Truck Ltd. offer the most suitable alternates. To obtain experience with as many combinations of engines and transmissions as possible, we are recommending the purchase of the following six trucks:

- (a) Two - White model WFT6364  
c/w Cummins NH230 Diesel engine and Sundstrand Transmission
- (b) One - White model WFT6364  
c/w Detroit Diesel 6-71 engine and Sundstrand transmission
- (c) One - Kenworth model PD223  
c/w Detroit Diesel 6-71 engine and Sundstrand transmission
- (d) Two - Kenworth model PD223  
c/w Detroit Diesel 6V-53 engine and Sundstrand transmission

Although the evaluation period is limited, this selection of trucks should provide sufficient information regarding maintenance and improved operating characteristics so that the most economical chassis can be purchased in the fall.

- i) We RECOMMEND acceptance of the bid from White Truck Ltd. for three White model WFT6364 trucks c/w Sundstrand transmission, two with Cummins NH230 engines and one with Detroit 6-71 engine at a total cost of \$81,748 (two at \$27,052 and one at \$27,164 plus optional lateral track rods at \$160 each) plus 5% Provincial Sales Tax.
- ii) We RECOMMEND acceptance of the bid from Kenworth Trucks for three Kenworth model PD 223 trucks c/w Sundstrand transmission, two with Detroit 6V-53 engines and one with a Detroit 6-71 engine at a total cost of \$78,907 (two at \$25,974 and one at \$26,959 plus 5% Provincial Sales Tax.

II. 25 Yd. Refuse Bodies - Tender No.41-75-6

Prices were called for two classes of refuse bodies: low density units similar to the units we are presently using, and high density units which are claimed to carry up to 6,000 pounds more payload in the same size body. The high density bodies, however, are not being considered because, in the units bid, the extra weight causes the gross vehicle weight to exceed that allowed by the Motor Vehicle Act.

Clause 3 Cont'd

Ten bids were considered for low density bodies. Bids Number 2, 5, and 10 for Heil Mark III, Leach Sanicruiser and Garwood LP725-9 respectively are not being considered as the City has owned and operated these particular makes and models. Bids Numbers 3 and 7 for Pakmor units do not meet specifications as they offer a density of 650 lb/cubic yard instead of the 700 lb/cubic yard density specified. Bid Number 9 is considered to be too expensive for the capacity provided. The remaining four bids are discussed below.

- a) Bid No. 1 for an E-Z-Pack model M200A. We have examined smaller models of this unit and consider it to be a possible alternative to the refuse body we are now using.
- b) Bid No. 4 for an E-Z-Pack model C250. A comparison of the specifications of Bid No. 1 and 4 indicates that the major differences between the two units are hopper capacity and hydraulic cylinder sizes and this unit should also be considered.
- c) Bid No. 6 for a Heil model Mark IV. Although we have a number of Heil bodies in the current fleet, this model is different from the model we are now using and should be evaluated.
- d) Bid No. 8, for a Dempster model DRK25. This unit was offered as a high density unit, but does not meet specifications as a high density unit. Therefore, it is being considered as a low density unit offering one of the best packing densities in this class.

At least two models of each make should be purchased to provide a reasonable sample. After a comparison of specifications, payload capacities and costs, the following bodies appear most suitable for this sample.

- a) one E-Z-Pack model M200A refuse packer -(Bid No. 1)
- b) one E-Z-Pack model C250 refuse packer - (Bid No. 4)
- c) two Heil Mark IV refuse packers - (Bid No. 6)
- d) two Dempster model DRK25 refuse packers - (Bid No. 8)

The two models of the same make, the E-Z-Pack M200A and C250 are similar units except for hopper size and hydraulic cylinder sizes.

- A. We RECOMMEND acceptance of the bid from Rollins Machinery for one E-Z-Pack M200A and one E-Z-Pack C250 refuse packer body at a total cost of \$23,803.00 (\$11,124.00 for the M200A, \$12,239.00 for the C250 and \$220.00 each for an optional 'hotshift' power-take-off).
- B. We RECOMMEND acceptance of the bid from Reliance Truck & Equipment for two Heil Mark IV refuse packer bodies at a total cost of \$26,682.00 (\$13,100.00 each plus \$241.00 each for optional 'hotshift' power-take-off).
- C. We RECOMMEND acceptance of the bid from Amalgamated Metal Industries for two Dempster model DRK25 refuse packer bodies at a total cost of \$28,442.78 (\$13,962.01 each plus \$249.38 each for optional 'hotshift' power-take-off)."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

Manager's Report, June 20, 1975 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. 7025 Balaclava Street  
Development Permit Application #68996

The Director of Planning reports as follows:

" Development Permit Application #68996 has been filed by Miss Caroline Weeks to construct a 10' x 10' stable in the north-west corner of the site; to convert the existing carport into a utility storage shed at the rear of this one family dwelling; and to keep a maximum of seven horses on this site.

This site is located in an RA-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The area of the site is .6 acres.

On June 9th, 1975, the Director of Planning approved Development Permit Application #68996 for the construction of a stable for horses in the north-west corner of the site and conversion of the existing carport to a utility storage shed for a limited period of time, subject to a condition:

'Prior to the issuance of the Development Permit:

.....approval is to be first received from City Council for the keeping and boarding of seven horses on this site.'

City Council on June 5th, 1974 permitted the keeping of six horses on the site. The request is now to keep one additional horse for a total of 7. "

It is recommended that City Council approve the keeping and boarding of a maximum of seven horses on the site."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Cedar Cottage N.I.P. Appropriation:  
China Creek Park

The Director of Planning reports as follows:

"The Concept Plan of the Cedar Cottage Neighbourhood Improvement Program as approved by City Council in November, 1974 and subsequently by the senior levels of government placed as first priority the improvement of parks and recreation facilities in the area. The sum of \$281,340.00 was allocated in the Concept Plan for this purpose (the sum was later added to the Beautification and Public Use Area allocation to total \$582,700.00). Following approval of the Concept Plan detailed design of specific parks was begun by staff of the Board of Parks and Recreation working with the Planning Department, the Cedar Cottage N.I.P. Committee and area residents. The first of the parks to complete this stage is the portion of China Creek Park lying east of Clark Drive at East 11th Avenue (see Map). The plans have been approved by the Parks Board, the N.I.P. Committee and area residents and include provision of two tennis courts, some landscaping, playground and seniors facilities at \$81,400.00. Under N.I.P. the City's share of this amount is 25% or \$20,350.00.

Manager's Report, June 20, 1975 . . . . . (BUILDING - 2)

Clause #2 continued:

The Director of Planning recommends:

- A. That Council authorize the appropriation of \$81,400.00 from the Cedar Cottage N.I.P. funds for purposes of making improvements to the portion of China Creek Park lying east of Clark Drive."

The City Manager RECOMMENDS that the foregoing report be approved.

INFORMATION

3. Gastown: Award for Environmental Enhancement

The Director of Planning reports as follows:

"The Journal "Design and Environment" has announced that it is the magazine's intent to make an award to the City of Vancouver for the "Gastown Improvement Program". Gastown's program was one of eight awards proffered in the category of "Enhancement of Cityscape".

"Design and Environment" is a multi-disciplinary/interprofessional quarterly publication for architects, engineers, city planners, landscape architects, designers, etc. with world-wide circulation.

This award was the first in a program of intended annual awards and will take the form of a certificate issued by Design and Environment to the City of Vancouver, together with the publication of a series of photographs and a description of the project in the August issue."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATIONS

4. 3296 S.E. Marine Drive, S.W. Corner of S.E. Marine Drive and Kinross - Lots 7 & 8, Subdivision of Lots 1-4 & 21-24, Block 10, District Lot 330 & 331, Group 1, N.W.D. - Present Zone: (RT-2) Two-Family Dwelling District - Requested Zone: Industrial and/or Commercial - Applicant: Tom Holmes, c/o Bryan Kershaw, Barrister and Solicitor

The Director of Planning reports as follows:

"An application has been received from Mr. Tom Holmes, c/o Bryan Kershaw, Barrister and Solicitor, 2145 West Broadway, Vancouver, B.C. requesting an amendment to the Zoning and Development By-Law whereby the above-described property be rezoned from (RT-2) Two-Family Dwelling District to Industrial and/or Commercial for the purpose of:

"Enabling me to sell my property for industrial and/or commercial use since the property is located next to the MacMillan Bloedel mill which is very noisy and which pollutes the air. No-one is willing to buy my property for the purpose of the present two-family dwelling use".

Also submitted with and forming part of the application are:

Memorandum from Mr. Kershaw dated October 2, 1974; a portion of a plan from the Land Registry Office showing the location of the property; a copy of a letter to Mr. Tom Holmes dated April 23, 1928 from the Cor-

Cont'd . . .



Clause #4 continued:

poration of the District of South Vancouver and a copy of a letter from the Vancouver City Law Department to Mr. Kershaw dated April 17, 1974. All of the above said correspondence is attached as Appendix A.

SITE DESCRIPTION

The subject property is located at the S.W. corner of S.E. Marine Drive and Kinross Street. The dimensions are 148 feet by 120 feet for an area of 17,760 square feet. The site is presently developed with a single family dwelling. The subject site is not serviced by a sewer line.

The entire area south of S.E. Marine Drive from Kerr Street to Boundary Road to a depth of approximately 500' is zoned (RT-2) Two-Family Dwelling District. There are few residentially developed sites within this area and much of the land is presently vacant. There are 4 houses at the S.E. corner of S.E. Marine and Kerr Street, located approximately 1,000 feet west of the subject site. In addition, the Northwest Baptist Theological College is located across the ravine in the block immediately east of the subject site.

South of the (RT-2) Two-Family Dwelling District zoned area to the Fraser River the zoning is (M-1) and (M-2) Industrial District. Among the variety of industrial uses in this area is a division of MacMillan Bloedel which is located just east of Kinross Street. The diversion of S.E. Marine Drive, when completed, will mark the boundaries between the industrial and residential zoning. North of S.E. Marine Drive, between Kerr Street and Boundary Road, the zoning is (RS-1) One-Family Dwelling District and is presently vacant.

The Planning Department has received further correspondence from Mr. Bryan Kershaw as follows:

- A letter dated October 2, 1974 with attached copy of the order declaring the expropriation of the said property by the City ultra vires and void.
- A letter from the Vancouver City Law Department dated October 23, 1973, to Mr. Kershaw on the expropriation of 3296 S.E. Marine Drive.
- A letter dated October 28, 1974 indicating the industrial purpose of the site.
- A letter from the Vancouver City Law Department dated December 23, 1974 correcting the previous letter sent on October 23, 1973 that the City never contemplated an industrial site on the property.

The above correspondence is on file in the City Clerk's Office.

ANALYSIS

The Planning Department does not favour utilizing this land for industrial and/or commercial use. The rezoning of the subject site would create a small isolated industrial-commercial site in an area zoned (RT-2) Two-Family Dwelling District. In addition, the proposed rezoning is not in agreement with the ultimate scheme for the area. The plan of development for Champlain Heights, which includes the subject site, indicates that S.E. Marine Drive will be diverted south at some point just east of Kerr Street to meet with Scott Street in Burnaby. The subject site plus the area to the east of it, including the Baptist Theological College, is indicated in the plan of development as institutional. The plan of development for Champlain Heights was approved in principle by City Council in May 1968.

Manager's Report, June 20, 1975 . . . . . (BUILDING - 4)

Clause #4 continued:

See Appendix C for the plan of development.

The Vancouver City Planning Commission in its meeting of March 5, 1974 endorsed the recommendation of the Director of Planning that the rezoning application be not approved.

RECOMMENDED: THAT the application to rezone the subject site from (RT-2) Two-Family Dwelling District be not approved.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

DELEGATION REQUEST: MR. BRYAN KERSHAW

5. 1130 West Pender Street - Lots 3, 4, 11, 12, A-F, Block 16, D.L. 185 - Present Zone: (CM-1) Commercial District - Requested Zone: (CD-1) Comprehensive Development District - Applicant: Mr. Charles T. Paine, Paine and Associates,, Architects

The Director of Planning reports as follows:

"An application has been received from Mr. Charles T. Paine of Paine and Associates, Architects, to amend the Zoning and Development By-Law No. 3575 for the purpose of:

"A mixed use development having retail, residential and office accommodation."

SITE DESCRIPTION

The subject site is located on the south side of West Pender Street between Thurlow Street and Bute Street. The site has a frontage of 264 feet on West Pender and a depth of approximately 183 feet on the west and approximately 300 feet on the east to a 33 foot lane at the rear of the property, for a total site area of 56,205 square feet. The subject site is presently zoned (CM-1) Commercial District and developed with the Park Plaza, an older six-storey apartment building with a total of 47 dwelling units and surface parking. The lands to the east of Thurlow Street are zoned (CM-1) Commercial District and the lands west of Bute Street are zoned (C-5) Commercial District. See Appendix A.

East of the subject site two nine-storey office buildings are developed. To the west, an office building presently under construction will reach a height of 283 feet.

PROPOSED DEVELOPMENT

The Architect's drawings forming part of the application indicate a 28-storey office-residential complex consisting of two Plazas, one at West Pender Street level and one at the second floor level and a tower 346 feet in height. Twenty 2-storey townhouses and five dwelling units form part of the tower and look south while sixteen two-storey townhouses and eight dwelling units are proposed in a separate building located at the southeast corner of the site which is connected to the development by the Plazas and skywalks. The residential part of the development is terraced to provide light and open space for the residents. Four levels of underground parking is provided with ingress and egress from West Pender Street.

nager's Report, June 20, 1975 . . . . . (BUILDING - 5)

ause #5 continued:

Plaza located at the West Pender Street level will contain retail  
res and the entrance lobby to the tower. The second floor Plaza  
l contain a restaurant with an outdoor eating area as well as 18  
storey townhouses of which 10 form part of the tower and the remain-  
g 8 are located in the separate building at the southeast corner of  
e site.

e proposed development indicates an athletic club, exercise centre  
l 20 floors to be used for offices. The remaining residential  
ommodation is provided with 9 dwelling units at the fourth floor  
h 5 dwelling units forming part of the tower and 4 dwelling units  
rming part of the separate structure. On the fifth floor, 10 two-  
prey townhouses forming part of the tower and 8 two-storey townhouses  
rming part of the separate structure are indicated. The remaining  
ur dwelling units form the top floor of the separate residential  
plex at the southeast corner of the site.

ALYSIS

e proposed scheme of development has the following floor area for  
h use (based on the existing (CM-1) Commercial District Schedule  
h of measurement):

Retail	12,837 square feet (gross)
Offices	254,528 square feet ( " )
Restaurant	7,356 square feet ( " )
Club	6,901 square feet ( " )
Residential	55,489 square feet ( " )

Total Floor Area: 337,111 square feet

Total Site Area: 56,205 square feet

Floor Space Ratio: 5.0 Retail/Office  
0.99 Residential  
5.99 Overall

drawings indicate that the face of the arcade at ground level  
l consist of all glazed retail store fronts with considerable  
essibility by pedestrians. 12.6% of the site is open from the  
und level to the sky. The drawings indicate that 275 off-street  
king spaces are provided while 266 off-street parking spaces are  
maximum allowed in accordance with the downtown guidelines.  
drawings also indicate that 9 off-street loading and unloading  
ces are provided while 7 is the maximum allowed in accordance with  
downtown guidelines.

Urban Design Panel in its meeting of February 6, 1975, considered  
proposed scheme of development.

"Rick Sheppard introduced the design which had been seen during  
an earlier design stage and developed to its present form through  
a constant dialogue between the Architect and the Downtown Team.

The Panel supports the residential element worked into the scheme  
but wonders if the units will sell. The terraced form of the  
housing transforms what could otherwise have been another bit of  
downtown open space into interesting defined spaces and the  
location and orientation of the dwelling units has been improved  
with respect to available sunlight.

The Panel commends the Downtown Team for guiding the proposal  
into its present form but wishes that further design improvements

Clause #5 continued:

be made to the tower building which lacks the sensitivity of the lower development and appears to be totally unrelated to it.

The Panel also wishes to suggest that the tower be made slimmer and taller and be placed parallel to Pender Street instead of at an angle.

The Panel agreed that the matter be left with the Downtown Team for further improvements and refining of the design.

RECOMMENDATION: That the Director of Planning approve this design subject to further design guidance by the Downtown Study Team."

The Engineering Department reviewed the proposed development on March 18, 1975 and reported:-

- "1) (Vehicular) Ingress/Egress: the ingress/egress is acceptable as shown (from Pender Street).
- 2) On-Street Impact: the development is not expected to adversely affect the traffic flow on the surrounding street system. The Developer should, however, be advised that, should difficulties arise because of cross-centreline in and/or out activities, both ingress and egress may be restricted (either physically or by signing, as required) to right turns only."

COMPARISON WITH PROPOSED DOWNTOWN ZONING AND DEVELOPMENT PLAN

The application and the proposed scheme of development forming part of the application meet the intent of the proposed downtown zoning and development plan by providing residential accommodation and various pedestrian interests. The subject site is located in an area that has been one of continuous change with a trend of commercial redevelopment and demolition of residential accommodation.

In comparing the proposed scheme of development with the proposed downtown zoning and development plan, the scheme of development is below the maximum allowable floor space ratio but exceeds the outright height provision of the proposed downtown zoning and development plan as can be seen below:

<u>Proposed 1130 W. Pender</u>		<u>Proposed Downtown Zoning and Development Plan (maximum allowed)</u>	
<u>S.R.</u>	5.0 non-residential use	5.0	non-residential use
	<u>0.99</u> residential use	1.0	residential use *
	5.99 overall	<u>1.0</u>	non-residential use *
		7.0	overall *

(The maximum density for any non-residential use shall be floor space ratio 5.0; however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 1.0 for residential use and a maximum additional floor space ratio of 1.00 for non-residential use.)

Manager's Report, June 20, 1975 . . . . . (BUILDING - 7)

Clause #5 continued:

Height 346 feet

300 feet allowed, however, the Development Permit Board may, in its discretion, permit buildings which exceed the prescribed height limits.

The Downtown Team believes that the proposed scheme of development for 1130 West Pender Street is compatible with this area of the downtown and believes that height is justified due to the large site, the provision of residential accommodation and the pedestrian interests.

RECOMMENDATION: That the application to rezone from CM-1 Commercial District Schedule to CD-1 Comprehensive Development District be approved with the CD-1 By-Law restricting the development as follows:

1. Uses:
  - Offices
  - Retail
  - Restaurant (including outdoor eating)
  - Athletic Club
  - Exercise Centre
  - Residential - consisting of townhouses and/or dwelling units

And Customarily accessory uses, including off-street parking and loading.

F.S.R. Not to exceed 6.0 overall. The floor space ratio for the residential development shall not exceed 1.0 and the floor space ratio for the office-retail-restaurant and athletic club shall not exceed 5.0. In computing the floor space ratio it shall be measured in the same way as the CM-1 regulations. Balconies, canopies, sundecks may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed 8% of the total permitted floor area.

Height: The height of the development shall not exceed 360 feet, measured from the average grade of West Pender nor 28 storeys.

And subject to the following conditions:

2. That the detailed scheme of development to be first approved by the Director of Planning after further advice from the Urban Design Panel, having particular regard to the overall design, treatment of open space, landscaping, vehicular ingress and egress, servicing areas and off-street parking.
3. That the owner undertakes in writing to agree to have the site rezoned from CD-1 Comprehensive Development District to the Downtown Development District at the time that the Downtown is rezoned.

FURTHER, that should the foregoing conditions not be complied with within 180 days of approval of the Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd . . .

Manager's Report, June 20, 1975 . . . . . (BUILDING - 8)

6. Historic Area Annual Report 1974

The Director of Planning reports as follows:

That the Historic Area Annual Report for 1974 has been prepared by the staff of the City of Vancouver Planning Department on behalf of the Historic Area Advisory Board. A copy of this report is attached and is intended to provide Vancouver City Council and Provincial Secretary with a summary of the various activities in and adjacent to the Gastown and Chinatown Historic Areas during the year of 1974. As the second annual report it briefly reviews those problems and recommendations cited in the 1973 H.A.A.B. General Report and identifies the accomplishments and/or failures and the additional needs of the Historic Areas as perceived after one additional year of operation.

The Director of Planning recommends that copy of this report be forwarded to the Provincial Secretary for his information.

The City Manager submits this report for INFORMATION and concurs with the Director of Planning's RECOMMENDATION.

7. Strathcona Rehabilitation Project - Sale of Property

The Director of Planning reports as follows:

Grant loans given under the Strathcona Rehabilitation Project are secured for compliance with the conditions by mortgages. One of the conditions imposed on a recipient of a grant is that if the property sold within five years of the date of the grant loan, the balance of the loan is repaid and a proportion of the grant is also repaid. The purpose of this section was to prevent individual property owners of Strathcona from reaping a capital gain at the expense of the project.

A case has just come before the Strathcona Rehabilitation Committee whereby a property has been "sold" by transferring title to a family holding company composed in fact of the same individuals as the previous partnership. At its meeting of April 30, 1975, the Strathcona Rehabilitation Committee resolved that:

'In fact the transfer of property to the family holding company must not be considered a sale and was a transfer of an act of convenience from the income tax shelter.'

It is necessary for City Council also to recognize that this transfer is not to be considered a sale within the terms of the agreement.

The grant loan was approved in March, 1973 in an amount of \$8,000 of which the City's share is an interest free loan of \$2,000. The five years for repayment runs from the time final payment was made which in this case was January, 1974.

Cont'd...

Manager's Report, June 20, 1975 . . . . . (BUILDING - 9)

Clause No. 7 Continued:

The Director of Planning recommends that Council agree that the transfer of title from David DeCamillis to Rondar Estates Ltd. is not to be regarded as a sale for purposes of the Strathcona Rehabilitation Project and that no loan repayment or grant repayment should be required."

The Director of Legal Services reports as follows:

This request involves an apartment building, a commercial venture. The transfer to a company, even though controlled by the mortgagor's family, is a sale. Although it is suggested that this is being done to take advantage of an income tax situation, the control by the City provided in the mortgage agreement is lost as ownership in the company can be transferred by sale of the company shares. As mortgagee, the City is acting on behalf of the three levels of government and as the agent of the two senior governments and will be exercising a discretionary power if it approves this sale since it does not fall within the specific transactions exempted from the agreement."

The Supervisor of Property & Insurance concurs with the Director of Legal Services.

The Director of Finance recommends that the request not be agreed to, as it removes the City's protection on the loan and assumes a discretionary power on the part of the City with respect to the senior levels of government.

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

3. School Location, Nelson Park

The Chairpersons of the School & Park Boards, City Engineer and Supervisor of Property and Insurance report as follows:

"At its meeting on June 12th, 1975, when dealing with the Director of Planning's report dated June 4th, the Standing Committee on Planning and Development passed the following recommendation:

"THAT the School Board proceed with plans for the development of school and community facilities only; with the remainder of the area being developed as park.

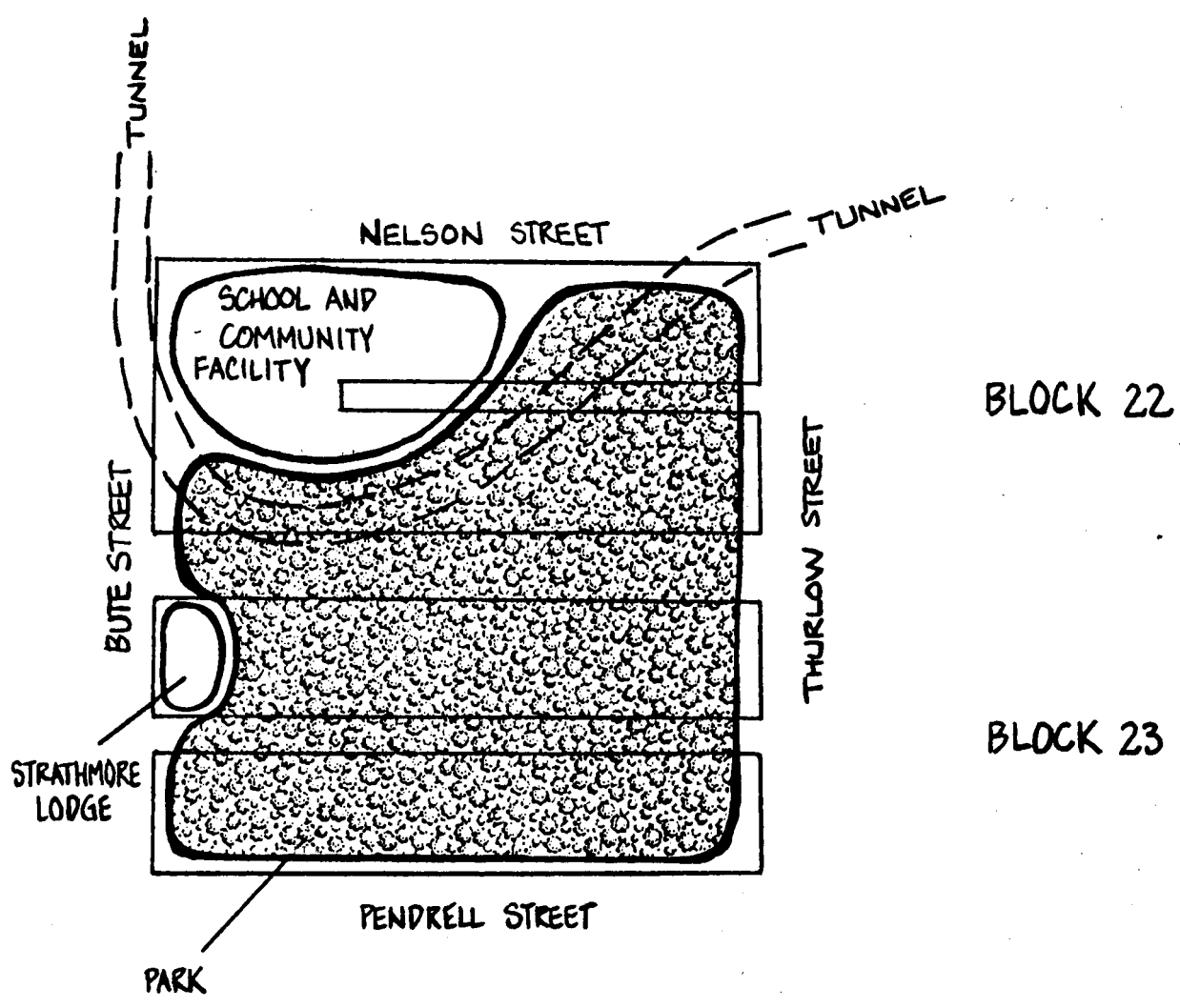
FURTHER THAT representatives of the School and Park Boards meet with the City Engineer and Supervisor of Property & Insurance and report back to the Committee in two weeks with a recommendation on the preferred location for the school."

School and Park Board Chairmen and staff subsequently met June 17th with the City Engineer, and a representative of the Property and Insurance Division. Staff of the Planning Department were also invited and attended.

In order to best meet school, park, pedestrian and transportation needs, it was concluded that a school location generally within the north and west portion of Block 22 was preferred. The School and Park Boards will together resolve individual preferences for the exact school site within this location. This general location satisfies the concerns of both the School and Park Boards, while accommodating the construction of the tunnel.

Cont'd...

Clause No. 8 Continued:



It was also concluded that the existing childrens' playground if displaced by the school should be concurrently relocated on Block 22.

The Supervisor of Property and Insurance advises that subject to Council approval, every effort will be made to obtain vacant possession of all Block 22 residential building by the end of October 1975. Difficulty can however be anticipated due to the current shortage of this type of housing. This situation is aggravated by delays in completion of the 500 unit West End Senior Citizen building and by the special circumstances of Minaki Lodge tenants.

RECOMMENDATION

The consensus of the June 17th meeting was that the following recommendations be forwarded to Council.

- A. THAT the required primary annex and community facilities be located generally within the north and west portion of Block 22, D.L. 185, as indicated on the preceeding sketch.
- B. THAT in regard to existing residential buildings on Block 22, Council instruct the Supervisor of Property and Insurance to obtain vacant possession, where possible assist in the relocation of residents and clear the site as soon as possible.

INFORMATION

Representatives of the School Board, Parks Board, City Engineer and Supervisor of Property and Insurance will be meeting June 25th, 1975, to begin preparation of detailed arrangements for the redevelopment of Block 22, including exact school location and exchange of properties between School and Parks Board.

The City Manager RECOMMENDS that the foregoing report be approved.



LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. 1020 Davie Street - Business License

The City Manager submits the following report of the Director of Permits and Licenses:

"Early in 1975, Mr. Garnet Balsden obtained a Business License to carry out the business of a photographer at 1024 Davie Street. A subsequent inspection revealed that his operation was not that usually associated with a photographer. Rooms are rented by female models for the purpose of posing in the nude for customers who wish to take pictures of the model either with their own camera or by renting a polaroid camera from the establishment. The models are also available for nude body painting. Five rooms, each equipped with flood lighting and a bed are available for the purpose. Mr. Balsden was interviewed and told that he did not hold the correct license and was requested to re-apply. At this time he was also told that if his present operation continued in his new application that I would be referring the situation to Council.

In spite of repeated 'phone calls, visits and a written request to re-apply and to come in for further discussion, Mr. Balsden did not do so. He did however obtain a second license as a photographer at 1020 Davie on which was added the words, "Renting out Studio space". No effort was made to contact the City License Inspector or myself and the second license was inadvertently issued.

In view of the history involved and the actual operation being carried on, Council may wish to have Mr. Balsden appear before Council to adjudicate whether this kind of a business is desirable in the City of Vancouver or not. Your officials could then be instructed accordingly."

The City Manager submits the report of the Director of Permits and Licenses for the CONSIDERATION of Council.

Manager's Report, June 20, 1975 . . . . . (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Sidewalk Cafes

The City Manager submits the following report of the City Engineer:

"Reference is made to the report of the City Engineer and the Director of Social Planning, dated May 12, 1975, dealing with Sidewalk Cafes on Granville Mall. With the exception of a revision of the rental rate to be charged, Council approved this report on May 13, 1975.

A further application has been received, as follows:-

- (i) Pizza Patio, 1170 Bute Street, for a sidewalk cafe adjacent to their outlet at 910 Granville Street. (See Appendices).

The Liquor Administration Branch is agreeable to the extension of the alcoholic beverage permit for this cafe provided the applicant enters into a lease with the City, as in the case of previous applications.

With regard to rentals, in keeping with Council's decision for the cafes on Granville Mall, it is proposed that the rental for 1975 be set at \$100. per month. In 1976 and subsequent years, the rental will be based on adjacent property rentals as determined by the Supervisor of Property and Insurance.

The Engineering Department has determined that with the wide sidewalks existing on Granville Mall, pedestrian movements will not be unduly restricted by the proposed sidewalk cafe.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

- a. the proposed sidewalk cafe at 910 Granville Street be approved;
- b. the rental for 1975 be \$100. per month and that this be changed in 1976 on the basis of adjacent property rentals to be determined by the Supervisor of Property and Insurance;
- c. the Director of Legal Services be directed to finalize lease arrangements for signature by the City Engineer and the Director of Legal Services;
- d. The City Engineer be authorized to apply to the Liquor Administration Branch for extension of the restaurateur's liquor permit to include the area of the sidewalk cafe."

The City Manager RECOMMENDS approval.

2. Temporary Closure of Alexander Street for Gastown Farmer's Market

The City Manager submits the following report of the City Engineer:

"For the past two summers, the Gastown Merchant's Association had permission to close Alexander Street to vehicular traffic every Sunday for a Farmer's Market. This particular event was one of a number that were permitted in the Gastown area.

We are advised by Mr. Al Bowen of the Gastown Merchant's Association, that they propose doing the same this year, commencing June 29, 1975. The proposal is to close Alexander Street to vehicular traffic between Carrall and Columbia Streets.

This closure would be effective from 9:00 a.m. to 8:00 p.m. each Sunday. Last year, the period of time involved, was from June 30th to September 29th.

Manager's Report, June 20, 1975 . . . . . (FIRE - 2)

Clause 2 Cont'd

This year, the duration of the market will be from June 29th to October 26th; although this time may not be fully utilized since the merchants are negotiating for off-street space and they should finalize these arrangements before the fall of this year. Furthermore, the public acceptance of this market has been favourable and the merchants feel that if the extension is needed, they can fully utilize this time to sell fruit to the public.

Transit is not affected by this closure and there are no objections to the proposal from a police or traffic engineering standpoint.

It is therefore RECOMMENDED that the Gastown Merchant's Association be permitted to close to vehicular traffic, Alexander Street from Carrall Street to Columbia Street each Sunday during the time 9:00 a.m. to 8:00 p.m. and for the period of June 29th to October 26th, 1975, for purposes of holding a Farmer's Market. Such permission to be subject to the following conditions:

- a. the applicants enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against any claims that may arise from holding the activity.
- b. the cost of temporary traffic controls be borne by the applicant.
- c. the cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
- d. that licences required by the Department of Permits & Licences be obtained prior to the closure.
- e. any food concessions be approved by the City Health Department."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION AND RECOMMENDATION:

3. Additional Bus Stop Locations

The City Manager submits the following report of the City Engineer:

"INTRODUCTION

There are 13 transit routes, 6 local and 7 Fastbus (diesel powered) presently operating on Hastings Street between Main and Granville Streets with schedule peak volumes of 110 and 106 buses per hour in the west and eastbound direction respectively. During the rush periods, these buses carry an average of about 50 passengers per bus.

On May 30th, the existing 820 Fastbus service was replaced by the 619 620, and 621 Fastbus services. This change added eight buses per hour and brought the total number of bus routes to 15. In addition, a bus zone and terminal is required for these three services on the north side of the Dunsmuir-Melville Connector, east of Thurlow.

PROBLEM

Although the peak hour bus volumes indicate a bus will pass any point every 30 seconds, in practice, the spacing between bus arrivals at bus stops is not always predictable. General traffic conditions, such as congestion, delay traffic movement and on this heavily used street, several buses will often arrive at a bus stop at the same time.

In order to accommodate the intense loading and unloading demands, the City has extended the existing bus zones to almost half a block, at several locations, yet congestion persists.

The inadequate capacity at these locations is creating a highly undesirable situation as queueing buses waiting for an opportunity to get into the designated bus zones are often lined into the intersection, obstructing cross traffic movement.

To further lengthen these bus zones, would create greater confusion and hazard for bus passengers as they move back and forth along the length of the bus zone looking for their bus.

Manager's Report, June 20, 1975 . . . . . (FIRE - 3)

Clause 3 Cont'd

SOLUTION

To rectify this problem, B.C. Hydro and the City Engineering Department have agreed to experiment with the establishment of six additional bus stops on Hastings Street between Granville and Main Streets plus one additional bus zone at the Dunsmuir-Melville Connector.

The added stops are to be located at critical locations and will be used exclusively by the Fastbuses.

In this way, buses not scheduled to stop at a particular location will be able to pull around standing buses at loading or unloading zones. This will provide the necessary relief to the congestion at these critical locations.

The seven additional bus zones will be at the following locations:

- a) N/S Hastings East of Main
- b) N/S Hastings East of Abbott
- c) N/S Hastings West of Homer
- d) S/S Hastings East of Richards
- e) S/S Hastings East of Cambie
- f) S/S Hastings West of Columbia
- g) Dunsmuir - Melville Connector

These new stops provide an improved system for both local and Fastbus services and will afford a smoother transit operation on Hastings Street without reduction in services to the transit users. However a total of 19 on street parking spaces will be required to implement these new bus stops, 10 on Hastings Street and 9 on the Dunsmuir-Melville Connector.

RECOMMENDATION

To facilitate more efficient transit operation on Hastings Street, the City Engineer recommends the approval of the installation of the following bus stops:

- a) N/S Hastings East of Main
- b) N/S Hastings East of Abbott
- c) N/S Hastings West of Homer
- d) S/S Hastings East of Richards
- e) S/S Hastings East of Cambie
- f) S/S Hastings West of Columbia
- g) Dunsmuir-Melville Connector

The City Manager submits the above report of the City Engineer for Council INFORMATION and RECOMMENDS approval.

INFORMATION:

4. Granville Mall "Hot Dog" Kiosk

The City Manager submits the following report of the City Engineer:

"Reference is made to a communication dated May 20, 1975, received by Council from Mr. Uwe Bruhn, an applicant for a street vending permit on Granville Mall.

Mr. Bruhn presented a 'statement of facts' as to the procedures he has followed in attempting to obtain a permit to sell; comments as to the inadequacy of the City designed kiosk; and a request that he be granted an extension of the deadline for the replacement of his present kiosk.

Cont'd . . .

Manager's Report, June 20, 1975 . . . . . (FIRE - 4)

#### Clause 4 Cont'd

##### History

In 1974, following many complaints from the public, merchants, and members of Council as to the appearance of the existing kiosks, Council decided that:

'the City Engineer would produce designs, with the aid of consultants if necessary, which would be used by vendors rather than their own designs.'

On November 5, 1974, Council appointed Mr. Ron Bain as the consultant to design three types of vending kiosks. In his terms of reference, Mr. Bain was required to meet with vendors, merchants, and City officials to establish appropriate criteria for the designs. Mr. Bain complied with this requirement following which his designs were produced and presented to Council for approval.

On February 11, 1975, Council resolved that:-

- i) only the kiosk designs contained in the appendix of (this) report (dated January 24, 1975) and prepared by Mr. Bain be permitted in the future,
- ii) a new guideline for implementation be added which requires the vendor to choose one of the portable designs with exceptions to this being permitted by the City Engineer only in rare cases,
- iii) all existing kiosks be replaced no later than June 1, 1975. In cases of extreme hardship, extensions be permitted by Council,
- iv) removal of illegal kiosks after seven days warning be authorized with provision for storage and return on payment of removal costs.

Council also moved:

- (a) that three kiosks be constructed by the City and sold to vendors to be used as prototypes by other vendors,
- and
- (b) that a special committee of Council comprised of the Mayor and Aldermen Cowie and Harcourt, be established to meet with officials and vendors to discuss the positioning of kiosks, development of additional prototypes for vending kiosks, and to review on an individual merit basis, all kiosks presently in use on the Granville Mall.

##### Status

On March 25, 1975, Council received for information, a report from the Special Committee re Street Vending. The Committee had considered all kiosks (known of at that time) and had recommended that all were to be replaced no later than June 1, 1975 with the exceptions as noted in the report.

Mr. Bruhn's kiosk was considered and the Committee decided that following June 1, 1975, it could be used in Gastown. If Mr. Bruhn wished to sell on Granville Street after June 1, 1975, he would have to use a food kiosk of City standard design.

Mr. Bruhn's kiosk never met the original guidelines and does not meet the present requirements approved by Council.

In his letter, Mr. Bruhn comments that no plans were available for the City designed kiosk. Council's instructions of February 11, 1975, were that three kiosks were to be constructed by the City to be used as prototypes by the vendors. It was not intended to provide plans. In an attempt to assist the vendors, however, and to ensure uniformity in the construction of the kiosks, the City Engineer agreed to provide basic, as-built plans of the Vendor I and Vendor II prototypes. Production of plans therefore had to await completion of the prototypes.

Manager's Report, June 20, 1975 . . . . . (FIRE - 5)

Clause 4 Cont'd

The food kiosk constructed by the City is complete and is available for sale for the price of \$2,100.00 including Provincial sales tax. Mr. Bruhn has seen the kiosk and has been given the opportunity to purchase it. He has, however, found fault with its adequacy, as well as stating he would prefer to build his own.

The kiosk built by the City has been constructed in accordance with the Bain designs - if Mr. Bruhn prefers to build his own, it should conform to this prototype. The kiosk is for sale, therefore if Mr. Bruhn wishes to set up on Granville Mall immediately, he should reconsider the purchase, as construction is time-consuming. In addition, it is felt that his construction costs would exceed the purchase price of the prototype."

The City Manager submits the above report of the City Engineer for Council INFORMATION and notes that Mr. Bruhn has been provided with a copy of this report.

DELEGATION REQUEST THIS DAY - MR. UWE BRUHN

5. Parking, Hudson Street Bridge

The City Manager submits the following report of the City Engineer:

"Representations have been made by merchants in the vicinity of the new Hudson Bridge concerning the lack of available parking for their customers. This situation has been aggravated during the construction of the bridge as it has been necessary to remove on-street parking in the construction area. Ultimate changes in the street system may necessitate permanent removal of on-street parking in certain areas.

The merchants have questioned the possibility of parking being provided beneath the ramps of the new bridge - in particular, beneath ramps C and D in the 1300 Block of S. W. Marine Drive. Under the original plans of the Ministry of Transport, this area was to be 'landscaped' with an architectural concrete finish.

Whereas the area in question was not originally appropriate for parking purposes, the provision of a two-way turnaround (approved by Council in April 22, 1975) has removed, to a degree, the hazard factor. It is possible therefore to utilize a portion of the area for parking in lieu of on-street parking.

Negotiations have been carried on between the City and the Ministry of Transport concerning the treatment of the area. We have been advised that the Department is willing to modify the area in order to accommodate the parking. This would consist of the deletion of the concrete treatment and the installation of asphaltic concrete surface, timber curbs, sidewalk crossing and provision for a 5' area on the perimeter for the planting of landscape screening. We propose to accept the offer.

Maintenance of the area and landscape screening would be the City's responsibility."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 387



Clause No. 1 Continued.

I recommend that the sum of \$32,000.00 be allocated from the Parking Site Reserve Fund to implement the Major Signage Program proposed for the BLOCK 42-52 Garage.

The City Manager RECOMMENDS approval.

RECOMMENDATION & INFORMATION

2. Additional Manpower - Police Department.

The Director of Finance reports as follows:

"This report is presented to Council in three parts as follows:

- A. Additional manpower costs - information
- B. Immediate promotions required for administration - recommendation
- C. Variation in authorized strength and rank - recommendation

A. Additional Manpower Costs

City Council on Feb. 18, 1975, approved recommendations of the Standing Committee on Finance and Administration that dealt with the report for additional manpower for the Police Department. At that time, City Council approved the following increases in permanent staff:

- 120 policemen - 1975
- 4 civilian staff - 1975
- 102 policemen - 1976 - in principle and subject to the City receiving adequate financial assistance from the Federal and Provincial Governments to cover the cost of such additional police by an adequate contribution to sharing of overall policing costs.

The Finance and Administration Committee on Feb. 6, 1975, dealt with a report from the Vancouver Police Board that indicated certain costs for 1975 and 1976 related to their request for additional manpower. There was discussion on the costs presentation and as a result the following recommendation was approved by the Committee and subsequently approved by Council on Feb. 18th.:

- '(f) That the Director of Finance work with the Police Board and present to Council as soon as possible
  - the cost of meeting these recommendations in 1975
  - the additional annual costs thereafter
  - the costs of equipment acquired for the increased force and the sources of funds for such capital expenditures.'

In accordance with Council's instruction, the following summary of estimated costs and source of funding is forwarded to Council for Information (see Appendix A for further detail).



Clause No. 2 Continued.

SUMMARY OF ESTIMATED COSTS OF ADDITIONAL POLICE MANPOWER

	APPROVED		APPROVED IN PRINCIPLE		
	120 Policemen 1975 Budget (a)	Annual Cost (b)	102 Policemen, 1976 Budget (c)	Annual Cost (d)	Annual Cost 222 Policemen (b) and (d)
ng and Maintenance	\$	\$	\$	\$	\$
Salaries & Fringe Benefits	943,571	1,725,400	907,128	1,464,940	3,190,340
" " " "	21,500	40,500	52,665	57,900	98,400
Maintenance & Replacement	26,700	109,700	25,650	71,900	181,600
Overtime, Supplies, etc.	63,900	144,000	58,930	122,400	266,400
	1055,671	2,019,600	1,044,373	1,717,140	3,736,740
	277,630	-	200,850	-	-
	1333,301				
ss: Equipment provided from Reserve Funds received from the Province for "Improving the Level of Police Service"	(194,850)				
BGET COST	1,138,451	2,019,600	1,245,223	1,717,140	3,736,740

Note: The above's estimates are based on 1974 rates. In addition, there has been no provision for accommodation. City Council has directed that the Police accommodation costs be included in the 1975-80 Five Year proposal.

Funding

The 1975 net cost of \$1,138,451 has been included in the 1975 Police Department Budget.

City Council approved in principle an increase in police manpower of 102 for 1976 subject to:

'The City receiving adequate financial assistance from the Federal and Provincial Governments to cover the costs of such additional police by an adequate contribution to the sharing of overall policing costs.'

The indications received from the Senior Governments to date are that there will be no direct assistance towards these costs. City Council received for Information a letter dated May 8th from the Solicitor General of Canada advising that the Federal Government could not provide any direct assistance at this time.

If City Council approves the additional manpower request of 102 for 1976, costs including support staff to the City would be approximately \$1,245,223 (1974 rates) for 1976. In addition to the \$1,245,223 the 1976 budget will require an increase of approximately \$700,000 to provide for the full year costs of the increase granted in 1975, a total budget increase of approximately \$2,000,000 if no funds are received from the Senior Governments. The estimated annual ongoing cost for 222 policemen is shown as \$3,736,740, using 1974 rates.

B. Immediate Promotions required for Administration

The Vancouver Police report to the Finance and Administration Committee advised that there would be some changes in the rank structure necessitated by the addition of 120 constables. There were two positions that the Chief of Police feels most urgent and has requested that they be approved effective July 1, 1975 as detailed below. Further changes will be reported as required.

1 - Inspector

The Inspector position is required to relieve the Chief Constable of some of the detailed day to day administrative problems that would allow the Chief time to devote to the overall planning and control of the Police Force.

The net additional cost for 1975 for 6 months is \$6600 and funds can be provided from within the 1975 Departmental Budget.

Clause No. 2 Continued.1 - Detective

The Detective position is required for assistance in the personnel area to carry out background investigations for new applicants for the force etc. There is presently one position providing this assistance which is insufficient with the expanding force.

The net additional cost for 1975 for 6 months is \$3025 and funds can be provided from within the 1975 Departmental Budget.

The Vancouver Police Board has approved the above request and as it is considered reasonable it is therefore recommended that the authorized strength and rank of the Police Department be varied to include the two new positions and that these be offset by a reduction of 2 in the Constable position.

C. Variation in Authorized Strength

City Council on Dec. 17 approved an Authorized Strength and Rank establishment of the Police Department. Subsequent to that, various changes have taken place that warrant an up-dating of this establishment as follows:

1. An error in the report of Dec. 13 showed a reduction of one staff sergeant in the Liaison Core Group and this should have been a reduction of one constable.
2. The report on the Police communication system recommended a decrease of 16 constables and an increase of 26 civilian staff effective Sept. 1975.
3. Changes required in Rank as detailed in the Communications Centre report approved by Council on Oct. 29, 1974.
4. Reduction of Custodial Guards and increase of Police Constables upon retirement of Guards as approved by the Board of Police Commissioners on July 27, 1969. One guard recently retired - 6 remaining.
5. One Steno II approved by Council on March 25, 1975.
6. Addition of 120 Police constables approved by Council on Feb. 18, 1975 + 4 Civilian staff.
7. Request for a classification change to include one Inspector and one Detective as indicated in Section B of this report.

A summary of the above changes in Authorized Strength and Rank is represented below and is recommended for approval.

Cont'd.

Manager's Report, June 20, 1975 . . . . (FINANCE - 5)

Clause No. 2 Continued.

AUTHORIZED STRENGTH AND RANK - VANCOUVER POLICE DEPARTMENT

Title	Auth- orized Strength Dec 17/ 75	Variations as Detailed By Number Preceding this Schedule						New Author- ized Strength
		#1	#2	#3	#4	#5	#6	#7
Chief Constable	1							1
Deputy Chief Constable	3							3
Superintendents	3							3
Staff Inspectors	3							3
Inspectors	23							24
Staff Sergeants	23	+1						24
Sergeants	51			+1				52
Detectives	121							122
Corporals	41			-3				38
Police Nurses	9							9
Constables	568	-1	-16	+2	+1		+120	672
Custodial Guards	7				-1			6
	853							957
Civilians	160		+26			+1	+ 4	191
TOTAL	1013	-	+10	-	-	+1	+124	1148

Information and Recommendation

The Director of Finance submits the information on the increased Police manpower costs as contained in Section A of this report and recommends that:

- A. The Police Authorized Strength and Rank be varied to include
  - 1 Inspector
  - 1 Detective
 and that the rank of Constable be reduced by 2.
- B. The Authorized Strength and Rank of the Vancouver Police Department be approved as varied in Section C of the above report, in accordance with City Council's actions as noted."

The City Manager submits the foregoing report of the Director of Finance for Information and RECOMMENDS that the recommendations contained therein be approved.

Cont'd.

RECOMMENDATION3. Subdivision Approving Officer.

The Director of Planning and Director of Legal Services report as follows:

"The Land Registry Act provides that the Approving Officer for subdivisions shall be '...the Municipal Engineer, or else any person duly authorized by the Council of the Municipality.' In the case of the City of Vancouver and indeed of all B. C. Municipalities which have Directors of Planning, the Approving Officer is the Director of Planning and in his absence his Deputy automatically acts for him.

With the resignation of the present Deputy Director of Planning and pending either a replacement or a reorganization, it is necessary for Council to designate another individual to act as an alternate to the Director of Planning.

Accordingly it is recommended that Council appoint Mr. R. R. Youngberg, Associate Director of Area Planning as alternate Subdivision Approving Officer to act on behalf of the Director of Planning in his absence."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. Amendment to Building By-law 4702.

The City Building Inspector reports as follows:

"As of January 2, 1975, the National Building Code of Canada 1975 version was made available for adoption as a Municipal or Provincial Standard. The Provincial Government has adopted the Code as a Provincial Standard to be applicable throughout British Columbia except in Vancouver, effective June 1st, 1975.

In the interest of uniformity throughout the Province and in the interest of updating the City's Building By-law it is recommended that Building By-law 4702 be amended to adopt the National Building Code of Canada 1975.

At this same time it is proposed to amend the sections of the Building By-law dealing with proposed alterations and change of occupancy in existing non-conforming buildings, and assigning discretionary power to the Board of Appeal.

Other proposed changes are of an editorial nature or for clarity of intent."

It is RECOMMENDED:

- (a) that this report be approved and
- (b) that the Director of Legal Services be directed to prepare a By-law to amend By-law 4702 as outlined above.

The City Manager RECOMMENDS that the foregoing report of the City Building Inspector be adopted.

Cont'd.

RECOMMENDATION5. Orpheum Theatre - Possible Economies.

On December 17, 1974, Council approved the following recommendation of the Special Committee on the Orpheum Theatre:

"THAT City Council approve the program of restorations as presented to it, but ask the City Manager to examine the detailed cost estimates to determine if further economies might be possible."

After discussing the renovations in detail with the Theatre Manager and the Architects, the City Manager reports as follows:

I RECOMMEND the following items could be deleted from the project:

A.	Two projectors at \$5,000 each	-	\$10,000.00
B.	A projection screen	-	\$15,600.00
C.	A movable shell	-	\$10,000.00
			<hr/>
			\$35,600.00
			<hr/>

Other possible economies were investigated (such as deferring or deleting the sound reinforcement system) but no clear case could be made for such deletions or deferrals.

The Orpheum Theatre Building Committee, on which the Symphony Society is represented, concur with the foregoing recommendation.

6. Suggestions Meriting Awards.

The City Manager has received the following report from the Employee Suggestion Plan Committee:

SUGGESTIONS MERITING AWARDSA. Suggestion No. 222

A large portion of the witnesses called to give evidence find, upon arrival at the court, that the case has been postponed. In spite of the postponement, the City is responsible for reimbursing for the call-up. The suggestion was to have a preliminary hearing with the accused and prosecutor, to determine if a postponement was anticipated.

Comment:

This suggestion was reviewed by the Provincial Court Administrator and the Police Department. It has also been discussed with the Attorney-General's Department. The matter is being pursued at this time by the Provincial Government and, although this suggestion was not implemented by the City, the Committee recognized its potential and recommended a token award of \$25.00, with the understanding that if the Provincial Government implements such a system in the future, the suggestor should present the suggestion to the Committee for reconsideration.

B. Suggestion No. 227

The suggestor proposed issuing a notice (similar to a Traffic Offence Notice) instead of a summons, to violators of the Pound By-law.

Comment

Further to a charter amendment in 1974, City Council, on February 25, 1975, approved the use of tickets for the offence of "dogs running at large." The Committee recommends an award of \$25.00 for this suggestion.

Clause No. 6 Continued.C. Suggestion No. 240

The suggestor designed a small and versatile crane for mounting on a dump truck. The hoist was built in the engineering shops and has become standard equipment throughout the department. Coincidental with the crane is a simple sling to lift catch basin stones and concrete pipes.

Comment

The Safety Officer advised that the above crane reduced the risks of personal injury due to the elimination of physical lifting of heavy material from a dump truck body to the ground. Furthermore, the Assistant City Engineer, Departmental Services and Sewers, advises that a reduction in manual labour and increased productivity can be anticipated, amounting to a saving of approximately \$7,500 per year. The Suggestion Committee therefore recommends the maximum award of \$1,500.00.

D. Suggestion No. 244

The suggestor proposed having the cheque stubs printed by Data Processing, exactly as shown on the payroll.

Comment

The Internal Auditor reported that the suggestion solved a cheque stub design problem of covering a multiplicity of salary types and deductions for the various classes of City employees. The suggestion was implemented and is applicable to all regular salary cheques. Your Committee recommends an award of \$100.00.

E. Suggestion No. 245

The suggestion related to installing a collar at the lip of a loader bucket, thereby reducing the frequency of broken chains used to lift heavy pipe and material.

Comment

The device proposed would reduce the likelihood of injury on engineering jobs, as well as extending the life of lifting cables and chains. The estimated saving is \$600 per year. The Committee recommends an award of \$175.00.

F. Suggestion No. 257

The suggestor recommended that the job openings posted on the various bulletin boards be separated into three categories: clerical, technical and professional.

Comment

The Director of Personnel Services advises that this suggestion has been implemented, and has resulted in a convenience to the public, as well as City staff. An award of \$25.00 is recommended by the Committee.

G. Suggestions Nos. 90, 148, 205, 220, 233 and 234

These suggestions were submitted by the same suggestor, and portions of some of them have been implemented.

Comment

While the Committee did not consider any of these suggestions to be especially meritorious, they did feel that the suggestor should receive an award for his efforts. A blanket award of \$75.00 is recommended by the Committee.

Cont'd.

Clause No. 6 Continued.

SUMMARY OF RECOMMENDATIONS

The Suggestion Committee recommends that the following awards be made, as outlined in the foregoing report:

Suggestion No. 222	\$ 25.00	to Everett S. Cousins, P.C. 301, Police Department (Services)
Suggestion No. 227	\$ 25.00	to Mrs. June J. Bitzkal, Prov. Courts (Traffic)
Suggestion No. 240	\$1,500.00	to Mr. Gordon Nelson, Engineering Dept. (Streets)
Suggestion No. 244	\$ 100.00	to Mr. Lawrence Henderson, Police Dept. (Administration-- Accounts and Payroll)

SUMMARY OF RECOMMENDATIONS (continued)

Suggestion No. 245	\$ 175.00	to Mr. John Wiwchar, Engineering (Waterworks)
Suggestion No. 257	\$ 25.00	to Mr. P.E.K. Covell, Finance Dept. (Payroll)
Suggestions #90, 148, 205, 220, 233, 234 (blanket award)	\$ 75.00	to Mr. Ronald Jenkins Finance Dept. (Tax)
TOTAL AWARDS:	<u>\$1,925.00</u>	

The Director of Finance advises that \$1,500 has been provided in Account No. 7090/905 for the 1975 suggestion awards. The Comptroller of Budgets reports that, if the foregoing awards are approved, the funding source for the additional \$425.00 will be contingency reserve.

The City Manager RECOMMENDS that the foregoing recommendations of the Employee Suggestion Plan Committee be approved.

7. Trial of Word Processing Equipment - City Planning Department.

The Director of Planning reports as follows:

- "City Council on July 9, 1974 approved the following recommendation contained in the Board of Administration report of June 27, 1974:  
 'Your Board RECOMMENDS that the City enter into a rent-to-purchase agreement for one machine, at \$190 per month, of which 50% will apply to the purchase.  
 The Department may thereby gain six months' experience of the use of this type of machine before the City makes a commitment to purchase'.
- "The machine referred to is an IBM 'Memory' typewriter which has been in the Planning Department since the latter part of November, 1974.
- "The Administrative Analyst advises that several departments in City Hall have expressed an interest in this type of equipment and he feels that a simultaneous tryout of several different makes would be of benefit in determining whether or not it would be to the City's advantage to purchase such equipment.
- "There are three other machines in a similar price range which we feel would warrant a trial. These are: the Wang Cassette typewriter, the Nashua MS150 and the CPT Cassetype System. Each of these companies has agreed to train three of our typists. Each girl would learn to operate all three machines over the three month period which should provide a very good basis for a fair comparison.

Clause No. 7 Continued.

"The Comptroller of Budgets advises that if this report is approved, funds would have to be allocated from contingency reserve.

"It is therefore RECOMMENDED that:

- (a) Lease of the IBM "Memory" typewriter be authorized for an additional 3 mos. @ \$205 per month (1975 Rates) \$615.00

- (b) The following typewriters be leased for three months:

Nashua MS 150	@ \$158 per month	474.00
	plus installation and delivery charge	125.00

Wang System 1220		
Cassette Typewriter @ \$320.00 per month		960.00

CPT Cassetype System @ \$250.00 per month		750.00
-------------------------------------------	--	--------

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\$2,924.00

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- (c) The total sum of \$2,924.00 be allocated from Contingency Reserve to Appropriation 7308/145 - Rental of Memory Typewriter.

"Following this trial period, if approved, there will be a further report and a recommendation as to which, if any, of these machines should be purchased."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 388



PERSONNEL MATTERS

RECOMMENDATION

1. Attendance of Housing Planner -  
Public Housing Tenants' Conference,  
Toronto, August 1 to 3

The Director of Planning reports as follows:

"Our Housing Planner, Dr. Ann McAfee, has been invited to attend a Public Housing Tenants' Conference in Toronto on August 1, 2 and 3. The conference has been called to assemble government officials and public housing tenants to discuss items of mutual concern. Dr. McAfee has been asked to attend as a person knowledgeable in the field who might be able to add to the discussions. The Conference Committee will cover her return air fare and her accommodation.

"Dr. McAfee has suggested, and I concur completely, that while she is in the east it would be an excellent opportunity for her to meet with Toronto Housing Planning staff and with C.M.H.C. staff in Ottawa. In Toronto she would like to discuss planning and housing directions the city is taking and to compare notes with Toronto. She would like to have a first-hand discussion with C.M.H.C. on issues being faced in the City and she anticipates giving a seminar-workshop on patterns, problems and emerging policy needs to C.M.H.C. head office staff.

"I believe that the personal meetings with C.M.H.C. staff and Toronto Housing people suggested by Dr. McAfee would be of benefit to the department and to the City's Housing Program and the opportunity afforded by her invitation to attend the Public Housing Tenants' Conference means that this could be accomplished at minor cost to the City.

"The cost to the City would be approximately:

Return airfare Toronto/Ottawa	\$72.00	
Hotel Accommodation Ottawa, Aug. 6 & 7	40.00	(2 x \$20)
Meals	26.00	(2 x \$13)
	<u>\$ 138.00</u>	

"The City's regulations require that this type of work be reported to City Council, seeking five days' leave of absence with pay between August 1 to 7, and authorization for the expenditures. Dr. McAfee plans to take August 8 as vacation.

"The Comptroller of Budgets advises that funds are available in the Planning Department Conference Appropriation 7305/290 to cover the total estimated cost.

RECOMMENDATION: THAT Dr. Ann McAfee be granted five days' leave with pay to attend the Public Housing Tenants' Conference, Toronto, August 1 to 3, to meet with Housing Staff in Toronto, August 4 and 5 and with CMHC Staff in Ottawa August 6 and 7, and that costs not related to the Tenants' Conference, estimated at \$138,00 be charged to Appropriation 7305/290 - Planning Department Conferences".

The City Manager recommends that the recommendation of the Director of Planning be endorsed.

PROPERTY MATTERS

RECOMMENDATION

1. Subdivision to restructure City-owned Lots 25 & 26, Block 19, D.L. 195, Plan 2573 and Lot 31 and abutting lane Blocks 17 & 18, D.L. 195, Plan 2002; also privately owned Lots 32 & 33, Blocks 17 & 18, D.L. 195.  
Sit: North of B.C. Hydro Right of Way and East of Marshall Street.

The Supervisor of Property & Insurance reports as follows:-

"Lots 25 & 26, Block 19, D.L. 195 and Lot 31, Blocks 17 & 18, D.L. 195 situated north of B. C. Hydro Right of Way and east of Marshall Street, were acquired by tax sale in 1941 and have been reserved from sale due to the lack of street access to Lots 25 & 26.

Abutting Lots 32 & 33, Blocks 17 & 18, D.L. 195 which are privately owned also have access problems and a building situated on the northerly side of Lot 32 encroaches on the City-owned unopened lane area.

The City Planning Department and the owner of Lots 32 & 33 have agreed upon a plan of subdivision which by an equal exchange of a small area and re-subdividing the balance will effectively resolve the problems of access and encroachments for all lots involved and make immediately available for sale a small site for housing. A sketch showing the proposed subdivision is submitted for Council's assistance.

The Director of Planning approves the proposed subdivision and it is therefore:

RECOMMENDED That the City enter into a resubdivision on its Lots 25 & 26, Block 19 and Lot 31, Blocks 17 & 18, D.L. 195 with privately owned Lots 32 and 33, Blocks 17 & 18, D.L. 195 generally as set out on the sketch submitted with this report and the City lot so created be offered for sale on the open market, the costs of such subdivision to be borne equally by the City and the owner of Lot 32 & 33 on the basis of each party having clear title; any additional documentation required by the Land Registry Office because of registered charges against any of the properties to be the responsibility of the owner of such properties.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Consent to Assign Portion of  
Lots 4 to 6, Block 122, D.L. 541  
Known as 1420 Howe Street

The Supervisor of Property & Insurance reports as follows:

"Lots 4 to 6, Block 122, D.L. 541 and improvements known as 1420 Howe Street were purchased in 1952 for Granville Street bridge approaches and the building leased to separate parties under consecutive 5 year leases since that time. The front portion is leased to William A. Sutch of Sutch Auto Electric for a 5 year term, July 1st, 1974 to June 30th, 1979.

An application has now been received for consent to assign the current lease from W. A. Sutch to Mr. A. Milaire who will be operating under the name of Andre's Auto Repair, the assignment to be effective June 1, 1975.

RECOMMENDED That the foregoing request to assign the head lease be approved subject to the documents of assignment being satisfactory to the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved."

Manager's Report, June 20, 1975, .....(PROPERTIES - 2)

3. Rental Review 22' Strip of Waterloo Street  
North of Point Grey Road, adjoining Lot 1,  
Block 4, D.L. 540

The Supervisor of Property & Insurance reports as follows:-

"The 22' strip of Waterloo Street End north of Point Grey Road adjoining Lot 1, Block 4, D.L. 540 has been leased to the owner of Lot 1 for varying periods since 1954 for garden and driveway purposes. The lessee has improved the leased area with a black-topped driveway, hedge and landscaping. Total depth of the strip utilized measures approximately 40 to 50 feet and it then falls sharply off to the beach.

The current lease is subject to a rental review on January 1st, 1976 and the lessee by letter dated June 2nd, 1975 has agreed to a rental increase from \$150.00 per annum to \$500.00 per annum effective January 1st, 1976. This rental is considered to be fair and reasonable.

RECOMMENDED That the rental for the 22' strip of Waterloo Street End north of Point Grey Road leased to Mrs. Frances M. Procter be increased to \$500.00 per annum as of January 1st, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Acquisition of Deteriorated Properties -  
Strathcona Rehabilitation Project - Lot 30,  
Block 103, D.L. 196

The Supervisor of Property & Insurance reports as follows:-

"On December 18th, 1973, City Council approved a report of the Director of Planning regarding the Strathcona Rehabilitation Project. Clause "D" of this report recommended purchase by the City of deteriorated properties within the Project area.

Lot 30, Block 103, D.L. 196, known as 413 Prior Street has been offered for sale by the owner.

These premises comprise a one-storey workshop of approximately 1,125 square feet with walls constructed of hollow tile, wood-framed roof and concrete floor. It is heated with a gas hot-air furnace and was erected in 1923 at the rear of a lot which has dimensions of 25' X 126', zoned RT-2. It is presently used as an automobile repair garage.

Following negotiations, the owner has agreed to sell for the sum of \$27,000.00 as of June 30th, 1975, subject to the existing tenancy.

This price is considered realistic and it is proposed to give the tenant 90 days notice to quit and to demolish the building when vacant.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire the above property, known as 413 Prior Street for the sum of \$27,000.00 on the foregoing basis, chargeable to Strathcona Rehabilitation Project, Property Purchase Account #5893/893."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

- 5. Lease of Lots 2,3 & 4, Block 123, D.L. 541  
Sit: S/E Corner of Granville & Pacific Streets

The Supervisor of Property & Insurance reports as follows:

"Lots 2, 3 and 4, Block 123, D.L. 541 situated southeast corner of Granville and Pacific Streets were purchased for the Granville Street Bridge approaches and leased to Pacific Coast Pipe Ltd. until 1973 at which time they ceased their operation. The site has remained vacant since that time for various reasons, initially for a proposed "Farmer's Market" and later as a proposed "Park & Ride" site. The property was offered for tender on November 25, 1974 but no satisfactory offers were received.

An application has now been received from R. E. Porter Ltd. to develop the area as a parking site which will guarantee parking for his office and restaurant complex on Howe Street and also relieve parking congestion in the area.

Mr. Porter's offer has been considered and both the Director of Planning and the City Engineer concur with his request for a 5 year term, thereafter on a year to year basis. This would enable the lessee to amortize extensive development costs and relieve the parking congestion in the area.

RECOMMENDED that Lots 2, 3 & 4, Block 123, D.L. 541 be leased to R. E. Porter Ltd. on the following conditions:-

- (a) A 5 year term, thereafter on a year to year basis at a rental of \$500 per month for the first 2½ year term.
- (b) Rental to be reviewed at 2½ year intervals thereafter.
- (c) The lessee to pay for the cost of servicing the site, obtain all the necessary development permits and to hold the City harmless for damage caused by objects falling off the bridge.
- (d) Commencement date of the lease be July 1, 1975 or date the Development permit is issued.
- (e) Documentation to be to the satisfaction of the Director of Legal Services. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

I

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING & DEVELOPMENT

JUNE 12, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, June 12, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 9:40 A.M.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt  
Alderman Kenndy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION1. Robson Area Development

The Committee considered a report of the City Manager dated June 6th, 1975 which submitted a report of the Director of Planning of the same date.

Mr. J. Winsor, Downtown Study Team, outlined the two major development proposals for the area bounded by Thurlow, Robson, Burrard and Haro/Smithe:

- a) A mixed office, residential and retail project by Olympia & York Development Ltd;
- b) Co-op housing with some retail in a project of as yet not determined size or location by the Robson International Village Community Co-operative.

A detailed study of the Robson area was carried out to evaluate the two proposals and the conclusions are as follows:

1) Land use/density

The proposals of the draft Official Development Plan for this area should be AMENDED to treat it more as a transitional area of mixed residential/commercial use.

The western portion of the block on Haro is now zoned residential. It is considered, on review, to be inappropriate to establish high commercial densities in this area.

It is proposed that a density of 1.0 FSR Commercial + 2.0 FSR residential would be appropriate.

Except on the Burrard Street frontage, offices should be small scale in relation to the major uses of residential and retail.

The revised density proposals are shown on Map 2 and are described also in a concurrent report which reviews the guidelines of residential density for the entire Downtown.

Clause No. 1 continued

2) Scale and Character

Smaller staged developments related to overall block objectives are more likely to preserve Robson's unique mix of shops and people than large scale 'comprehensive' schemes.

Narrow frontage shops with varied fenestration are desirable. Building lines could be varied if the pavement is narrowed in the future.

Retail should be concentrated on Robson and along internal mid-block pedestrian routes and courtyards.

Arcades should be provided along Burrard and Smithe.

No changes are recommended to the heights set out in the Draft zoning proposal. These are intended to maintain sunlight along Robson Street by requiring high buildings to be setback.

3) Pedestrian Amenity and Open Spaces

The pedestrian amenity of Robson should be enhanced by traffic restrictions and sidewalk widening and planting. This treatment should apply between Seymour and Bute. Varied profiles, based on a 24' pavement width are possible.

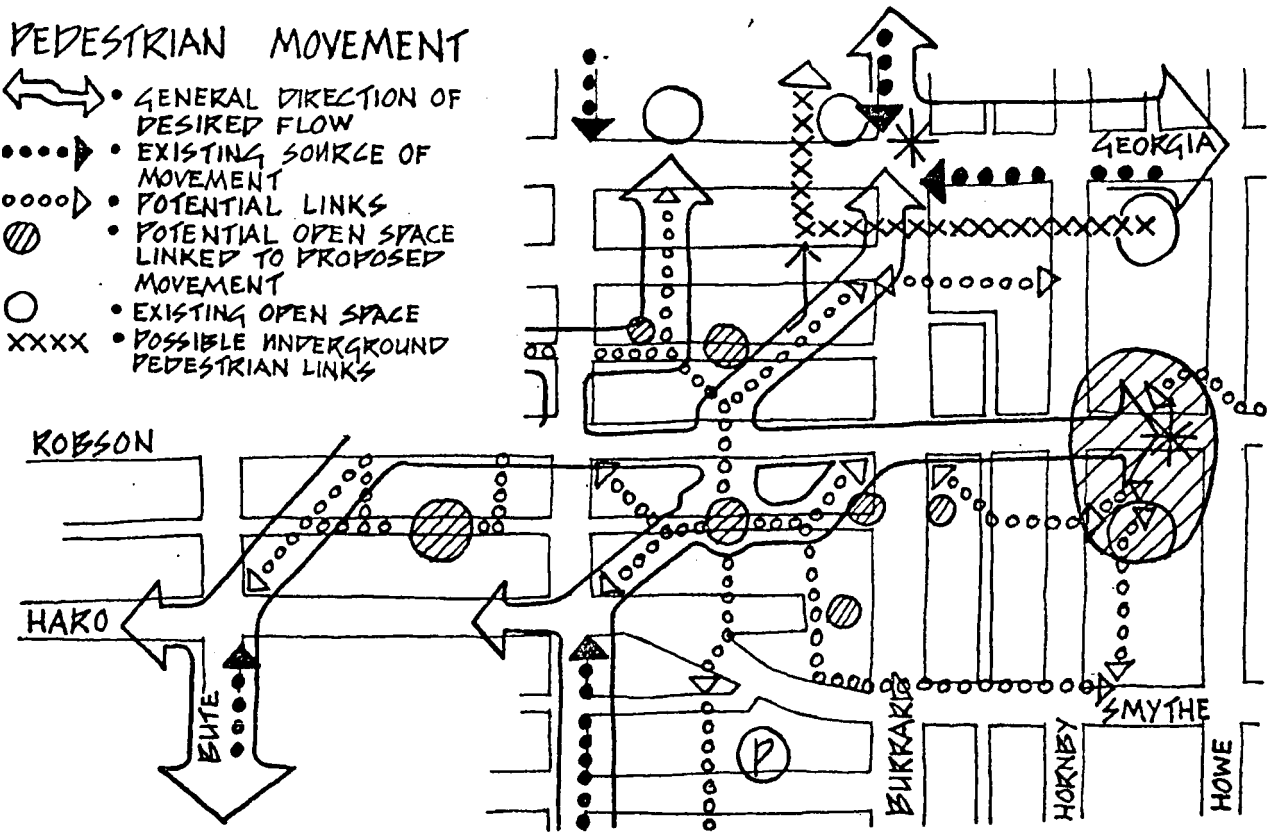
A semi-open air market could be constructed on Robson when traffic is restricted in this area.

A variety of open space should be provided by developers. A major open space is not essential because of the proximity to the Robson Square at Howe and Robson.

The major desired pedestrian flows and location for incidental open space are shown in the diagram below.

It is particularly important that the routes and open spaces defined are designed appropriately and include weather protection, some sunlight, well landscaped with adequate seating and quiet areas removed from traffic as per the General Design Guidelines for the Downtown Area.

PEDESTRIAN MOVEMENT DIAGRAM



Clause No. 1 continued

4) Parking and Circulation

Short-term parking to serve the Robson Street shops should be permitted and also provided by the City. It should be located underground to the north and south with access off Alberni and Smithe Streets.

Most Parking should be placed underground.

The lane should be designed to serve both rear loading to stores and also function as a pedestrian route.

Possible uses for the City-owned lands were discussed, i.e. open space, short-term parking, co-operative housing, residential and commercial development through sale of the land to the adjacent owner.

It is not considered that this particular area would be appropriate for open space as it is within a block of the largest public open space Downtown now being developed by the Provincial Government. Short-term parking should not be an exclusive use of this valuable site but could be provided underground as part of a larger development with the City, through the Downtown Parking Corporation, leasing such parking space from the developer. The objectives of co-operative housing for this area are worthy of support. The Provincial Minister of Housing has conducted economic feasibility studies of the proposal and cannot support it from the viewpoint of total land costs per unit. In relation to land value, if the City were to donate its land to the cooperative, massive subsidies per unit would be involved. Civic funds could be better used elsewhere. If the City land were sold to Olympia and York Developments Ltd., the proceeds of the sale could be applied to other civic purposes, i.e. purchasing open space elsewhere Downtown.

The latter seems to be the most logical decision and the one favoured by the Downtown Study Team.

The Director of Planning recommended

"THAT negotiations between the City and Olympia & York Developments Ltd. regarding the sale of the City-owned parcel (Lot A, Block 6, District Lot 185) be not included until after a decision is reached on zoning amendments now proposed for this area. It is anticipated that a Public Hearing will be held towards the end of September 1975."

Mrs. Kristiansen, President of the Robson International Village Community Cooperative, presented a brief to the Committee (copy circulated), outlining the objectives of the Co-operative.

The Committee felt there was no disagreement about retaining the character of Robson Street or the general development concept for the whole block, and stated that any development should meet the guidelines. Two members of the Committee have been told by the Provincial Government that they are not able to put in the money that would make up the difference between commercial and subsidized rentals.

Clause No. 1 continued

They also felt that the Co-operative should consider a scaled down version and explore possibilities such as:

- a) Relocating onto the B.C. Hydro property indicated on the map submitted with the report (copy circulated);
- b) Preserve the streets owned by members of the Co-operative and develop Co-operative housing above;
- c) Acquire the property (D-3) controlled by Mr. N. Cook.

Mr. R. Spaxman, Director of Planning, advised that the scheme proposed by Olympia & York Developments Ltd. is close to meeting the guidelines.

After discussion, the Committee

RECOMMENDED

THAT approval in principle be given for the City to enter into negotiations with a private developer for the sale of the City-owned land (Lot A, Block 6, District Lot 185) to carry out a project that will meet the design guidelines for the whole area.

(Ald. Harcourt wishes to be recorded as opposed.)

2. Nelson Park

Representatives of the School and Park Boards and CMHC were present, as well as the Architect.

The Committee considered reports of the City Manager dated June 5th, 1975 and the Director of Planning dated June 4th, 1975 (copy circulated). Mr. J. Coates, Planning Department, outlined the six competing land use demands for the two block area:

- a) Park
- b) School
- c) Housing
- d) Heritage Preservation
- e) Community Facilities
- f) Proposed Thurlow/Bute tunnel under Nelson Park

With respect to the proposed tunnel, Mr. W. Curtis, City Engineer, advised that where the tunnel emerged on Block 22, the land would be contoured to create a rise in the ground to completely mask the tunnel.

The Committee discussed the three alternative schemes and agreed that it would be unrealistic to have heritage buildings.



Part Report to Council  
Standing Committee on Planning & Development  
June 12, 1975

PAGE 5

Clause No. 2 continued

Park Board Chairman M. Brown stated that the original intention for Blocks 22 and 23 was to have a park integrated with a school and low key community facilities; not to have a housing site. She advised that if the Park Board has to look for alternative land for park, the cost is going to be extremely high as it will be the value of replacement of land.

Dr. K. Mirhady, Chairman of the School Board, advised that they need to construct school facilities as soon as possible. Mr. N. Jones, the School Board's architect, suggested that alternative 2 would be the scheme that would allow the School Board to get on with the development of the school facilities on Block 22 and Block 23 could be developed later.

The Committee

RECOMMENDED

THAT the School Board proceed with plans for the development of school and community facilities only; with the remainder of the area being developed as park.

FURTHER THAT representatives of the School and Park Boards meet with the City Engineer and Supervisor of Property & Insurance and report back to the Committee in two weeks with a recommendation on the preferred location for the school.

The Committee adjourned at 12:30 P.M. and reconvened at 3:45 P.M. with the same members present. Alderman Boyce was also present for the reconvened session.

RECOMMENDATION

3. City-Owned Land - Foot of Angus Drive

The Committee considered a report of the City Manager dated June 10th, 1975 wherein the Director of Planning, City Engineer and Supervisor of Property & Insurance make recommendations for the subdivision of City-owned Lot A amended, District Lot 317 into residential lots and a 7-acre industrial site, the balance to be used for open space and walkways.

In exploring alternative strategies for subdividing residential lots, the Planning Department has considered servicing problems for both residential and industrial properties as well as minimizing the conflict between the two land uses. Also considered was a proposal from Canadian Forest Products for a land exchange with the City to "square off" the end of their property flanking Barnard Street.

With respect to the latter, the report states in part

"With respect to negotiations with Canadian Forest Products, it is advantageous to the City and to the Company that the unnamed, unopened road dividing the City property and their Lot A, Block 3, D.L. 307, 317 and 5967, be relocated so that it would meet 75th Avenue at right angles.

Continued on Page 6. . .

Clause 3 continued

"Canadian Forest Products have after negotiations agreed to pay the City \$5,000.00 cash if the road is relocated subject to the following conditions:

1. Additional area created to be shared equally between the two parties.
2. All survey and documentation costs to be borne by the City (based on the Company having clear title to its lands).
3. The City to retain a drainage easement running through their lot.

The City Engineer concurs with the foregoing, and the Supervisor of Property & Insurance is of the opinion that the offer of \$5,000.00 is realistic."

Mr. Polderman of Canadian Forest Products advised that the straightening of Barnard Street would be advantageous to his company and the City. He advised that there was a drainage easement on their lot. They are requesting to construct over this easement. The City Engineer advised that nowhere in the City of Vancouver are buildings constructed over sewer easements. It could be relocated at the cost of the developer.

Mr. E. Diano of the Marpole-Oakridge Area Council submitted a brief (copy circulated) requesting that the City-owned land east of Angus Drive be retained for public recreation use and that no action be taken until the report on the Fraser River Recreation Study is received.

After discussion, the Committee

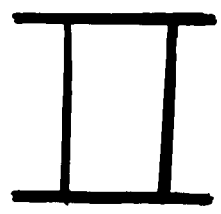
RECOMMENDED

THAT consideration of the re-alignment of the Barnard Street end be deferred until discussions have been held with the City Engineer, Director of Legal Services and Canadian Forest Products, and the results reported to the Committee.

FURTHER THAT the submission of the Marpole-Oakridge Area Council be received and the disposition of the City-owned land at the foot of Angus Drive be deferred until the report on the Fraser River Recreation Study is received.

The meeting adjourned at 5:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 392-3



PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

June 12, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 12, 1975, in the No. 1 Committee Room, Third Floor, City Hall at approximately 1:30 p.m.

- |                             |                                                                   |
|-----------------------------|-------------------------------------------------------------------|
| <u>PRESENT:</u>             | Alderman Volrich, Chairman<br>Alderman Bowers<br>Alderman Kennedy |
| <u>ABSENT:</u>              | Alderman Marzari<br>Alderman Sweeney                              |
| <u>COMMITTEE<br/>CLERK:</u> | G. Barden                                                         |

. . . . .

RECOMMENDATION

1. University Women's Club - Request for Grant

The Committee had for consideration a Manager's report dated May 27, 1975, outlining the Director of Finance's report on financial statements of the University Women's Club and recommended methods for handling the grant. (Copies circulated)

The University Women's Club reported that the main reason for applying for a grant equal to taxes is the constant day to day expense of maintaining the house. They are being forced to divert from their main purpose and aim of promoting the arts and spend their time raising funds merely to maintain the house. The club also reported on the many public functions that the house is used for.

Following further discussion it was,

RECOMMENDED

THAT City Council approve a grant equal to taxes for the year 1975 to the University Women's Club, (approximately \$5,000).

INFORMATION

2. 1976-80 Capital Program

The Committee had for consideration the following reports:

- (a) Manager's report dated June 5, 1975 with attached report dated June 1975 on submissions from Civic Departments and outside Boards for the revised 1976-80 Capital Program;
- (b) Manager's report dated June 5, 1975 re submission from the City Engineer;
- (c) Manager's report dated June 5, 1975 re submission from the Park Board.

Standing Committee of Council  
on Finance and Administration

June 12, 1975 . . . . . 2

Clause No. 2 Continued:

It was noted that the Park Board is recommending that City Council adopt a single vote nonsegmented form of ballot in presenting the proposed 1976-80 Five Year Capital Plan to the voters on Wednesday, October 8, 1975. It was reported that the Housing Committee is recommending that the housing allocation be increased by \$7 million and it was felt that if this is approved by Council then it will be necessary to present a separated ballot.

Alderman Bowers suggested that the Committee consider presenting a 6 year plan with three 2-year segments. This would mean a plebiscite would be held every 2 years and would be one way of presenting a reduced plan to the public. The Director of Finance stated that this could present problems in certain areas.

The Committee further discussed the submissions by Boards and Departments, and it was,

RESOLVED

- A. THAT the Chairman together with the City Manager and the Director of Finance be authorized to review reports and submissions by Boards and Departments and report back to the Committee in three weeks;
- B. THAT the three reports be received.

RECOMMENDATION

3. Social Planning Department Artists Gallery

The Committee had for consideration a Manager's report dated May 21, 1975 on the Social Planning Department Artists Gallery outlining background and future operation of the Gallery as proposed by the Director of Social Planning.

The report in part is as follows:

"The Social Planning Department's Artists Gallery has been in operation since December, 1971, when its first LIP grant was received. Operating out of a small gallery on Hamilton Street across from the Vancouver School of Art, the gallery has commissioned over 2,300 original works of art by local artists. These are now on exhibit in 64 Vancouver locations (Appendix I).

It is difficult to provide an actual value for this art collection, but the 1300 frames alone are worth about \$52,000. The present value of this art owned by the City is estimated at \$200,000. The City's contribution to this program has totalled \$21,073 over five years.

Artists have been employed on the program through a Selections Committee of distinguished artists, collectors and educators. The primary criteria for employment has been financial need and artistic ability. As a result, while a few works may be of little value, others represent an investment by the City in artists of genuine talent. Works have been acquired by the Canada Council Art Bank, the B.C. Art Bank, and private collections, including that of Vincent Price. Other artists who were unknown when they were first employed under the program have acquired significant reputations and this, of course, increases the value of their works held by the City.

The concept of the program has also achieved recognition. In 1972 it received the Allied Arts Award of the Royal Architectural Institute of Canada. It was the first Art Bank in Canada. The principle of government acquisition of art for use in public buildings was later adapted by both Canada Council and the Provincial Government, which established their own Art Banks. The City of Seattle has studied Vancouver's program and this year set up its own version using the Federal Comprehensive Employment and Training Act. (CETA) In early May, officials from the National Endowment for the Arts, (Washington, D.C.) came to Vancouver to study the program.

City Council has each year contributed funds towards the operation of this program because the 17% for materials and administration has never been adequate to cover the operational costs.

Cont'd...

Standing Committee of Council  
on Finance and Administration

June 12, 1975 . . . . . 3

Clause No. 3 Continued:

On December 17, 1974, Council approved the following motion "That funds in the amount of \$11,130 be approved in advance of the 1975 budget, to cover costs of wages for the Artists Gallery Curator and her assistant ....." This amount was sufficient to carry the program through the month of June - one month beyond the expiration of the LIP grant on May 31, 1975.

These funds were thought necessary last December because it was our understanding that Federal Funds would not be available to cover City administrative staff costs. We have since been advised, however, that that the Federal Government would, in fact, contribute towards the salaries of the two staff persons. Therefore the \$11,130 approved by City Council was not spent, nor is it included in our 1975 budget.

In spite of the expectation that LIP will be back in existence in a few months in one form or another, this seems as good a time as any to set a date for severing the formal connection between the Social Planning Department and the Artists Gallery. It has been the Social Planning Department's intent to recommend that when LIP funding is no longer available the Artists Gallery be set up as an independent cultural society.

As a non-profit Society the Artists Gallery could logically receive grants from the Canada Council under the Alternate Gallery Program, the BC Arts Board, for community art programs and from the City of Vancouver to continue its widespread loan program of the City owned collection. In addition, functioning under a Board of Directors, the Artists Gallery would still be able to receive and administer LIP grants for the development of artists work programs as it has been in the past.

It is estimated that it will take about six months from July 1, 1975, for the Artists Gallery to be reorganized as an independent and private non-profit Society."

The City Manager noted that the City is not currently committed to fund or administer any aspect of the Artists Gallery subsequent to June 30, 1975 other than to protect its interests in the Art inventory with its stated value of \$200,000. The Art inventory will be located and counted by a supervisor and four helpers, funded under the SWIM '75 program, administered by the Social Planning Department. These personnel will be available to August 31, 1975.

The report of the Director of Social Planning indicates an on-going funding by the City of undetermined amounts to continue the loan of the City-owned collection. Vancouver now supports an Art Gallery which could, given sufficient time, review the collection and decide on the optimum disposition of it.

The City Manager recommended that this collection be turned over to the Vancouver Art Gallery for their use or disposal as they see fit and that the Social Planning Department be given sufficient funds to wind up this program no later than August 31, 1975.

Following further discussion it was,

RECOMMENDED

- (a) The Director of Social Planning phase out the operation of the Artists Gallery under the auspices of the Social Planning Department and that he assist the Artists Gallery in establishing itself as a private, non-profit Cultural Society;
- (b) The Artists Gallery, when re-organized as a private, non-profit Society, continue its administrative responsibility for the City owned collection in its possession;
- (c) The Director of Legal Services assist in the drafting of the Constitution and By-laws of the private, non-profit Artists Gallery and to prepare an agreement between the City and the Society to ensure the City's

Cont'd...

Clause No. 3 Continued:

continued ownership and control of its art, valued at approximately \$200,000;

- (d) That City Council approve funds in the amount of \$15,528 to cover the cost of the operation from July 1, 1975 to December 31, 1975 as follows:

Salary of Curator	\$210 x 31 weeks	\$6,510
Assist.Curators Salary	\$175 x 31 weeks	5,425
Fringe Benefits 10%		1,193
Rent	\$300 x 6	1,800
Utilities	\$ 30 x 6	180
Telephone	20 x 6	120
Materials & Supplies	50 x 6	300
TOTAL		\$15,528
		=====

- (e) Source of funding to be Contingency Reserve.

4. Playhouse Theatre Centre of B.C. - Grant

The Committee had for consideration a letter dated June 4, 1975, from the Playhouse Theatre Centre of B.C. thanking City Council for granting \$49,000 to cover theatre rentals for 1975-76 season, and outlining a problem of allocation and administration of the funds.

Mr. Michael Dobbin, Director of Operations, for the Playhouse Theatre Centre of B.C. explained that in early November, 1974, when they first applied for the grant it was on the basis of seven shows on the main stage at the Queen Elizabeth Playhouse. Since receiving approval of the grant the staff and Board of the Playhouse have completely changed the basic philosophies and structure of the company and in the final analysis it was decided that five rather than seven shows would be presented at the Queen Elizabeth Playhouse. In addition, the new company will perform 4 works, 2 at the Vancouver East Cultural Centre, and 2 at David Lui's New Theatre. Approximately \$40,000 of the grant is needed for the Queen Elizabeth Playhouse rent, and approximately \$9,000 is needed to cover rentals of the other facilities. Mr. Dobbin on behalf of the Playhouse Theatre Centre of B.C., requested that they be granted permission to shift the spending of this \$9,000 from its initial purpose of grant in lieu of rent at the Queen Elizabeth Playhouse.

Following further discussion it was,

RECOMMENDED

THAT the conditions of the \$49,000 grant to the Playhouse Theatre Centre of B.C. be varied to allow them to apply funds in excess of that needed for rental at the Queen Elizabeth Playhouse during the 1975-76 season toward rental of other facilities stated.

The meeting adjourned at approximately 3:30 p.m.

REPORT TO COUNCIL  
 STANDING COMMITTEE OF COUNCIL  
 ON  
HOUSING AND ENVIRONMENT

# III

June 12, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, June 12, 1975, at 1:30 p.m. in the No. 2 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
 Alderman Bird  
 Alderman Boyce  
 Alderman Cowie  
 Alderman Rankin

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Garbage Collection From Duplexes

On March 11, 1975, Alderman Cowie brought up the point of free garbage removal from duplexes in Council. Submitted this day was a Manager's Report dated May 30, 1975, entitled "Garbage Removal From Single Family Houses Containing More Than Two Units, And Duplexes". This report, which is on file in the City Clerk's Office, stated as follows:

"The City Engineer reports as follows:

"A. Garbage Removal from Existing "Single Family" Houses containing more than two Dwelling Units.

On 11 March, 1975, the Mayor, at the request of Alderman Cowie, directed the City Engineer to report on "the feasibility of single-family houses, containing more than one suite, receiving the same "free" garbage service as homes accommodating only one single family".

Current Policy

The current Refuse By-law provides that in the case of single family zoned residential properties, the property is entitled to two cans "free" garbage pickup per week. In the case of a duplex, the duplex as a whole is entitled to two cans "free" garbage pickup per week. Additional garbage is removed as required, however a charge is made for this service which may be paid to the driver of the garbage truck and a receipt issued, or a charge account may be established by means of a telephone call, and the extra garbage removed is billed bi-monthly.

Houses which contain one additional, legal or illegal dwelling unit, are considered duplexes for garbage collection purposes. If a residence contains more than two dwelling units all garbage removed is charged for.

A dwelling is defined in the Refuse By-law as, "any premises occupied, used or intended to be used exclusively as a living area and containing not more than two dwelling units". A dwelling unit is defined as, "one or more rooms constituting a unit of living accommodation, used or intended to be used for living and sleeping purposes and containing a sink and cooking facilities".

The rationale behind this policy is that additional dwelling units in a residence are considered as either revenue producing, or provide some other tangible gain to the owner or occupier of the building.

Discussion

If two cans "free" garbage collection is provided for all existing "Single Family" houses, no matter how many dwelling units are contained therein the following points require consideration:

- (a) Because of the variation in internal building arrangements it is impossible in many cases to ascertain whether a "single family" house contains one or more dwelling units unless an internal inspection is made, therefore it is difficult, in some cases, to equitably apply the present collection charge.
- (b) The home then falls into the category of a revenue producing premises, and further, presents the possibility that owners of at least smaller apartments, built as such, will request similar treatment. Any further extension of the "free" collection policy will result in losses of revenue in addition to those outlined later in this report.

Cont'd . . .

(c) Additional costs, mostly loss of revenue, are outlined in examples given below.

(d) A revision to the Refuse By-law #4531 will be required.

#### Costs and Loss of Revenue

If houses in RS, RT and RM zoning (i.e. Single Family, Duplex and Multiple Dwelling), received the same "free" garbage service as houses accommodating a single family, the cost of collection would not be increased a large amount since most of the collection is now being done by the regular garbage collection crews. Owners and Managers of these premises are, in general, aware of the charges made for garbage removal and conscientiously control the amount of garbage placed out for removal. There will however be a loss of revenue because the bills sent to those "Single Family" houses, which are currently known to contain three or more dwelling units, would not be charged for the first two cans removed weekly.

Because there is no accurate count of the number and type of the dwelling units contained in the houses within the various zonings it is difficult to establish a policy which will equitably deal with all situations, however, based on a sampling in one area of the City to obtain a best estimate and order of magnitude the following examples are provided to show what would happen.

- (a) Provide two cans "free" garbage collection per week for all houses in the City, no matter how zoned, provided the owner of the property is in receipt of the Provincial Home Owner Grant or equivalent. i.e. the owner is in residence. This will involve considerable administrative difficulties in setting up a cross check procedure and updating as required.

Estimated annual loss of revenue	\$30,000
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- (b) As for (a) above except with no Home Owner Grant requirement. No particular administrative difficulties are involved.

Estimated annual loss of revenue	\$40,000
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#### Timing

Most Home Owner Grant applications are made by year end, however, the Home Owner has, during the past two years, had until 31 March of the following year to apply for the previous year's grant, therefore it may not be fully known until after 31 March, 1976, who is in receipt of the 1975 Grant.

The Director of Finance recommends that option (a) above, involving the Home Owner Grant, be given no further consideration because of the extreme administrative problems involved.

#### B. Garbage Removal from Duplexes

By memo dated 19 March, 1975, Alderman Harcourt requested that the City Engineer provide further information on the question of garbage collection for duplexes, and cases where there are three revenue suites in a house without the owner being in residence. In the latter case the situation is covered in the previous section.

As noted in Section A the current policy provides that two cans of garbage per week is removed "free" from duplexes. If the By-law were revised to provide that four cans be removed "free" from duplexes the following considerations are presented for information:

1. Additional collection costs will be incurred as well as a loss of revenue. This is outlined later in this section.
2. Some question as to the fairness of charging rental apartment tenants and not duplex tenants would arise.
3. The duplex tenant is already favoured when both units of a duplex are occupied by tenants and the owner lives elsewhere.
4. There is no guarantee that the savings will be passed on to the tenant(s) of the duplex.



Standing Committee of Council  
on Housing and Environment  
June 12, 1975

- 3 -

5. If duplexes receive 4 cans "free" collection it would be difficult to deny this increased service to other houses containing two or more dwelling units.

It is estimated that there are approximately 7,000 premises which fall into the duplex category for garbage collection purposes. If a duplex were considered as two single family dwellings, it is estimated that the 1975 cost to provide the extra service, i.e. remove 4 cans "free" instead of two, will be as follows:

Annual additional collection costs	\$76,800
Annual loss of revenue from present contracts	\$20,000
Two additional collection trucks	\$84,000

This matter has been considered by Council in the past on several occasions and Council have decided to retain the present standard of "free" collection because of the large additional cost to provide for the increased "free" refuse removal. It is further pointed out that if property owners in the Single Family zoned areas (RS-1) are allowed to install additional suites in their homes it is estimated by the City Planning Department that there will be at least 5,000 additional duplexes created in the City over a period of time, which will further add to the cost of collection.

The Director of Finance advises that should Council decide to provide any additional "free" garbage collection it not be implemented until 1 January, 1976. "

Following extensive discussion, it was,

RECOMMENDED,

- A. THAT the City provide two cans free garbage collection per week for all houses in the City no matter how zoned.
  - B. THAT the City provide four cans of free garbage collection per week for all duplexes.
- (Aldermen Boyce and Cowie are recorded as voting against this motion.)
- C. THAT the appropriate funds to carry out the above recommended free garbage collection be advanced now, but operation not be implemented until January 1, 1976.

NOTE:

The Comptroller of Budgets advises that if this report is approved by Council, funding will be provided in the 1976 Departmental Budget.

2. Fireproof Mattresses

The Housing and Environment Committee on January 16, 1975, when discussing this matter, resolved:

"THAT this matter be referred back to the Health and Fire Departments for report back on a practical proposal with regards to flame proof mattress covers."

The Committee considered a letter from the Vancouver Community Legal Assistance Society, dated May 28, 1975. This letter, which is on file in the City Clerk's Office, stated in part:

As a result of a meeting between Fire Chief Bernie, Dave Morgan and myself on March 27th, it was resolved that:

- 1) It would appear that any buildings that have only fire-proofed their premises (versus installing a sprinkler system) still need fire proof mattress covers.

Cont'd . . .

Standing Committee of Council  
on Housing and Environment  
June 12, 1975

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- 2) In order to determine the use and effectiveness of such mattress covers it was felt that the best method would be to install same in a city owned lodging house.

Therefore, we formally request that fire proof mattress covers be installed in the Oppenheimer Lodge for a six month period.

If this program proves effective then we would request that the By-law be amended so that these buildings that have only fire-proofed their premises be required to use fire proof mattress covers.

Further, we would request the City urge the Federal Government amend the present standards with reference to flammability of mattress covers (per P.C. 1971-2277 which only requires a minimum of seven seconds for mattress covers) and require a higher standard.

During the ensuing discussion the Committee agreed that the Continental Hotel would be a more satisfactory test case than the Oppenheimer Lodge as outlined in the above letter. Mrs. L. Ragona, of the V.C.L.A.S. advised that Canadian fire safety standards pertaining to fire proof mattress covers were insufficient. Further that there was an American manufacturer who made such which did not require treating or laundering. Such covers are not available in Canada.

RECOMMENDED,

- A. THAT fireproof mattress covers be installed in the Continental Hotel for a test period of six months.
- B. THAT the City urge the Federal Government to amend the present standards with reference to flammability of mattress covers (per P.C. 1971-2277 which only requires a minimum of seven seconds for mattress covers) and make fire proof mattresses mandatory.

3. Pioneer Park

When discussing this matter at its meeting of May 8, 1975, the Housing and Environment Committee, recommended:

"THAT the Park Board prepare a design for upgrading the street triangle known as Pioneer Park."

Mr. L. Foster of the Park Board reviewed two proposals for the improvement of this area. The first scheme entailed the use of bricks and trees, and did not include seating. It showed the brick work similar to that which exists on Water Street, curving upwards to form planters in which trees would be planted. Scheme II was similar to Scheme I as above but included seating for approximately 30 people around the bases of the planters. Mr. Foster continued to advise that Scheme I would cost approximately \$60,000 and Scheme II would cost approximately \$68,000. The Committee felt that seating for approximately 30 people was insufficient, and expressed that the emphasis of this improvement should be on seating, a park-like setting, and improvement of the existing lighting.

Mr. R. Boyes, Deputy City Engineer, advised that in 1973 this street triangle was turned over to the Park Board. Further that in view of this Council motion, improvements were not the responsibility of the City and such funds were not included in the budget.

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RECOMMENDED,

THAT Scheme II as outlined above be approved in principle at the cost of approximately \$68,000 and referred back to appropriate City staff, the Urban Design Group, and the Park Board with the understanding that this improvement is to focus on seating, park-like setting, and improvement of the present lighting, for report back.

#### 4. Bicycle Routes

The Committee considered a bike route proposal submitted by Ms. Sue Hiscock. This proposal, which is on file in the City Clerk's Office, outlined both recreation and commuter routes for bicycles in the City of Vancouver. During discussion, Ms. Hiscock advised that several people had been working on this proposal for the past six or seven months, and that the Provincial Government had agreed to provide 50% of the funding if this proposal was incorporated.

The Committee also considered a draft report submitted by Bowie Keefer of the Park Board entitled "Walking and Cycle Trails". When discussing this report, which is on file in the City Clerk's Office, Mr. Keefer advised that Ms. Hiscock's proposal was very acceptable. Work should now be emphasized on the recreation routes. As outlined in his submitted brief, the Park Board was also discussing a walking trail network. This would include trails along the dykes of the Fraser River and beaches, and suggested that next spring would be a good target date in view of the upcoming U.N. Conference.

RECOMMENDED,

- A. THAT Aldermen Boyce and Cowie head up a sub-committee to liaise with Ms. Hiscock, the Park Board, and other interested persons, and report back on recreational routes for bicycles.

FURTHER THAT this sub-committee meet with the Official Traffic Commission to discuss commuter routes and report back.

- B. THAT the briefs submitted by Sue Hiscock, and Bowie Keefer be received.

#### INFORMATION:

#### 5. Chairman's Report on C.F.M.M. Conference

The Chairman briefly outlined his recent attendance at the C.F.M.M. Conference and advised that a written report from himself and Mr. M. Jeroff, the Housing Director, would be submitted to the June 26, 1975, meeting of this Committee.

#### 6. Street Lighting

On April 24, 1975, this Committee considered a brief from Mr. R.F. Kelmen on "Street Lighting". At that time the Deputy City Engineer advised that a joint report from the Engineering and Planning Departments on "Terms of Reference for a Street Light Study" and "A Consultant" would be submitted to the Housing and Environment Committee in the near future.

The Committee today considered a Manager's Report dated May 22, 1975, entitled "Study on Street Lighting Practices". This report, which is on file in the City Clerk's Office, outlined the background of this situation including present design practices, lighting program, costs, colour, and light. The report went on to discuss terms of reference for a street light study including evaluation

Cont'd . . .

Standing Committee of Council  
on Housing and Environment  
June 12, 1975

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of present program and development of new standard configurations. The report concluded by informing that a street light study would take approximately six months to complete and would cost approximately \$75,000 to \$80,000. Also, that the present program using efficient, readily available lighting equipment and standard configurations produced a safe level of distribution and illumination at a reasonable cost.

RESOLVED,

THAT the above noted City Manager's Report dated May 22, 1975, entitled "Study of Street Lighting Practices" be received.

(Alderman Cowie is recorded as voting against this resolution.)

7. Housing Conversion Study

The Committee considered a memo from Ann McAfee, Housing Planner, dated June 11, 1975, to the Housing and Environment Committee which stated:

"Several items as reported in the minutes have come to my attention which require clarification:

- 1) Mr. T. Jenkinson is Associate Director, Overall Planning Section, not Director of Long Range Planning as recorded.
- 2) The reasons for a reluctance by homeowners to convert their homes is not exactly unexplainable". Present owners, who frequently own homes outright or who are paying minimal (by today's standards) mortgages, see no financial incentive to convert. In addition, in many cases the owner prefers the privacy of a single family unit to the intrusion and management problems presented by conversions. The study indicated a majority negative response to conversion primarily because owners, not renters (seeking homes), were surveyed.
- 3) Paragraph three should read Property owners do not, by quite considerable majority, want to have suites in their homes."

RESOLVED,

THAT the memo from the Housing Planner be noted and received.

The meeting adjourned at approximately 3:14 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 395-6

STANDING COMMITTEES OF COUNCIL  
ON COMMUNITY SERVICES  
AND FINANCE & ADMINISTRATION

June 19, 1975

A joint meeting of the Standing Committees of Council on Community Services and Finance and Administration was held in the No. 1 Committee Room, third floor, City Hall on Thursday, June 19, 1975 at approximately 10:00 a.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Bowers  
Alderman Marzari  
Alderman Sweeney  
Alderman Volrich

ABSENT: Alderman Boyce  
Alderman Kennedy

COMMITTEE  
CLERK: H. Dickson

RECOMMENDATIONS

1. Grant Requests - Spring 1975

The Committees had before them for consideration a Manager's report dated June 2, 1975 in which the Director of Social Planning made recommendations for grants to six organizations and recommendations for no grants to four organizations. The recommendations for grants total \$39,919 which would mean a net cost to the City, after C.A.P. recovery of \$10,364, of \$29,554.

At the request of representatives of the Social Planning Department the Committees agreed to consider recommendations for grants to two additional organizations which would bring the total to \$55,818 which would mean a net cost to the City after C.A.P. recovery of \$17,567, of \$38,254.

Information sheets on each grant request were appended to the report.

During discussion it was noted that:

"To date this year, Council has approved 67 Community Service Grants totalling \$792,943. Of this total 50 grants were processed by the Social Planning Department. A list of grants by categories is attached (Appendix A). Crossreach grant of \$8,709 was returned as the Vancouver Resources Board funded them. Net cost to date after approved CAP recovery is \$664,118. An additional CAP recovery of \$122,848, which will be applied for, will reduce the estimated net cost down to \$541,270."

During discussion it was noted that the bulk of civic grants were approved early in the year and that for a variety of reasons some grant applications came in late.

It was also noted that last year's total grants' cost to the City was \$517,000 compared to \$541,270 this year so that the distribution of grant monies has not increased considerably.

Cont'd...

Standing Committees of Council . . . . . 2  
on Community Services and  
Finance and Administration  
June 19, 1975

Clause #1 continued:

The Committees then considered each grant report individually (copies of each are circulated) and action was taken as follows:

A. Leisure Link

Recommendation of the Director of Social Planning -

"That a grant of \$14,690 be approved, payable to the Park Board to pay the salaries and benefits of two Leisure Link workers for 10 months, until April, 1976. At the end of this time, the service will be evaluated by the Park Board to determine if it will be included in future Park Board West End budgets."

During discussion it was noted this program was previously funded by L.I.P. and there has been a suggestion that the City not pick up financing of defunct L.I.P. programs. Representatives of the Social Planning Department explained the service is a good one which reaches approximately 500 persons, many of whom are lonely senior citizens.

Following discussion a motion to approve the recommendation of the Director of Social Planning was put and lost (Aldermen Bowers, Sweeney and Volrich opposed.)

B. Red Door Recreation Project

Recommendation of the Director of Social Planning -

- "(i) That office space be provided in Riley Park Community Centre for the Red Door Recreation Project.
- (ii) That a grant of \$1,000.00 be approved for the Red Door Recreation Project to be used for telephone expenses and office supplies. The accounting is to be done through the Riley Park Community Association."

Representatives of the Social Planning Department provided the additional information that the Park Board is willing to supply office space for this program.

RECOMMENDED

THAT the foregoing recommendations of the Director of Social Planning be approved. (Alderman Bowers opposed).

C. New Hope Centre

Recommendation of the Director of Social Planning -

"That a grant of \$6,688 be approved for the New Hope Centre to be used for operating and program expenses for 1975."

Representatives of the Social Planning Department expanded on their report. Estimated C.A.P. recovery is \$3,344.

During discussion some concern was expressed over the inclusion of \$2,988 in the recommended grant for food supplies. However, following discussion it was,

RECOMMENDED

THAT the foregoing recommendation of the Director of Social Planning be approved.

Clause #1 continued:

D. Cross-Reach Single Parents

Recommendations of the Director of Social Planning -

- "(i) That Vancouver City Council approve a grant of \$14,040 (net \$7,020 after C.A.P. recovery) for the Cross-Reach Single Parents Program, subject to the Program being offered in the West End. This grant to cover the 10 month period from June 1, 1975 to March 31, 1976.
- (ii) That the grant be paid to the Cross-Reach Society which will administer the grant."

Representatives of the Social Planning Department explained this service was begun by two individuals voluntarily who were able to raise \$1,600 on their own for this program. It was added that the applicants may apply for Resources Board's funding in 1976. Representatives of the Social Planning Department expressed the view that the applicants should be paid for the work they had been doing voluntarily. Estimated C.A.P. recovery is \$7,020.

Following discussion a motion to approve the recommendations of the Director of Social Planning was put and lost (Aldermen Bowers, Sweeney and Volrich opposed.)

E. Vancouver Resource Society for the Physically Disabled

Recommendation of the Director of Social Planning -

"That a grant of \$500 be given to the Vancouver Resource Society for the Physically Disabled to pay for furnishings for a group home."

There was little discussion on this item and it was,

RECOMMENDED

THAT the foregoing recommendation of the Director of Social Planning be approved.

F. The New Corinthians Society

Recommendation of the Director of Social Planning -

"That Vancouver City Council approve a grant of \$3,000 to the Society for bedding and appliances at their Community Corrections Centre, subject to the Society raising an equal amount of money from private or voluntary sources."

Representatives of the Social Planning Department explained the function of this Society falls clearly under the jurisdiction of the National Parole Board and the Community Corrections Branch of the Attorney-General's Department, who do provide per diem rates for persons staying at this centre which cover rent and food. The recommendation is for the City to provide bare essential bedding and appliances.

During the discussion the view was expressed the agencies of the Senior Government should provide this funding and following discussion a motion to approve the recommendation of the Director of Social Planning was put and lost (Aldermen Bowers, Sweeney and Volrich opposed.)

Standing Committees of Council . . . . . 4  
on Community Services and  
Finance and Administration  
June 19, 1975

Clause #1 continued:

G. Owl House

Recommendation of the Director of Social Planning -

"That a grant of \$14,400 (net \$7,200 after C.A.P. recovery) be made to the Owl House for a 10 month period commencing June 1, 1975. These funds will be used for salary costs."

Representatives of the Social Planning Department explained this is a well operated 24 hour service catering primarily to native Indians and is run by a staff of six.

The Committees agreed there is a need for services to the native people, and following discussion it was,

RECOMMENDED

THAT the foregoing recommendation of the Director of Social Planning be approved.

FURTHER THAT Owl House approach the Human Resources Department of the Provincial Government for funding in 1976.

H. Social Planning and Review Council of B.C. (SPARC)

Recommendation of the Director of Social Planning -

"That a grant of \$1,500 be approved to the Social Planning and Review Council of B.C. to be used for printing and distribution of the Senior Citizens Guide."

Following a brief explanation of the program by representatives of the Social Planning Department it was,

RECOMMENDED

THAT the foregoing recommendation of the Director of Social Planning be approved.

The Director of Social Planning in the Manager's report of June 2, 1975 recommended that no grants be given to the following organizations:

- Willing Hands for Help
- The New Vancouver Opportunities Program Workshop
- YWCA - Intake Worker
- Killarney Champlain Citizens for Action.

Following discussion it was

RECOMMENDED

THAT no grants be made to:

- Willing Hands for Help
- The New Vancouver Opportunities Program Workshop
- YWCA - Intake Worker
- Killarney Champlain Citizens for Action.

There was some discussion on whether grant applicants should be permitted to speak in support of their grant applications at the Committee level or whether the current practice of having them appeal directly to Council should be continued.

The meeting adjourned at approximately 11:10 a.m.



**DISTRIBUTED MONDAY**

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

JUNE 19, 1975

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V

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 19, 1975 at approximately 2.30 p.m.

PRESENT: Ald. Volrich, Chairman  
Ald. Bowers, Kennedy, Sweeney  
Marzari

CLERK: G. Barden

INFORMATION

1. Development Permit Application Process.

The Committee had for consideration a Manager's Report dated June 4, 1975 in which the Director of Planning reported on four recommendations for improvement in the application processing procedure of the Development Permit Process suggested by Mr. Roy Lisogar representing Amalgamated Construction Association (copy of Manager's Report circulated).

The Planning Department reported that response to the brief from Mr. Lisogar had been delayed because improvements to the Development Permit Process were being made with the recommendations from Mr. Lisogar taken into account. The time needed to process and finalize applications for a Development Permit not requiring consideration by the Advisory Committee has been cut by at least one third in comparison with last year. The main area for future improvement is to the regulations of the Zoning By-law itself. It is hoped to organize a Divisional Committee shortly to undertake changes.

It was suggested that the Zoning By-law be reviewed as soon as possible and public participation invited. It was also suggested that in the next few months, the Planning Department prepare a preliminary report as to how this review might be implemented.

Following further discussion, it was

RESOLVED

- (a) That the Manager's Report dated June 17, 1975 be received;
- (b) That the Director of Planning be requested to carry out an immediate review of the Zoning and Development By-law for early report back to the Finance Committee on the progress of this review.

FOR COUNCIL ACTION SEE PAGE(S) 398

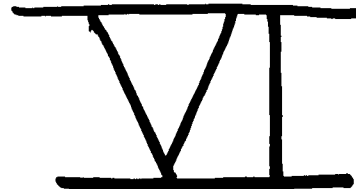
# DISTRIBUTED MONDAY

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PART REPORT TO COUNCIL

## STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

June 19, 1975



A meeting of the Standing Committee of Council on Community Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, June 19, 1975, at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman  
Aldermen Marzari, Sweeney & Volrich

ABSENT: Alderman Boyce

COMMITTEE CLERK: H. Dickson

### RECOMMENDATION

#### 1. Cedar Cottage-Kensington Area - Pilot Project in Community Corrections

The Committee had before it for consideration a letter, dated May 29, 1975, from Cedar Cottage-Kensington Youth Services Committee accompanied by a proposal (circulated) for a Pilot Project in Community Corrections in that area of the City. The proposal has been submitted to the Justice Development Commission of the Department of the Attorney-General.

Representatives of the Cedar Cottage-Kensington Youth Services Committee explained they were appearing before the Committee for endorsement of the proposal and it was pointed out that the Social Services Committee of Council on October 18, 1973, had endorsed such a project but it has not yet been implemented.

During discussion it was pointed out that any endorsement by the City of the proposal should be forwarded to the Justice Development Commission prior to July 7, 1975; that this part report of the Committee therefore should be presented to Council June 24th.

Following discussion it was

#### RECOMMENDED

THAT City Council endorse the proposal of Cedar Cottage-Kensington Youth Services Committee for a Community Corrections Programme and that the Attorney-General and the Justice Development Commission be so advised.

#### 2. Demeter Flea Market Proposal

The Committee had before it for consideration a letter, dated June 17, 1975, from the Demeter Village Co-operative Association accompanied by a proposal (circulated) to operate an open-air Sunday Market for produce, crafts and flea market goods at an area near the new Laing Street Bridge (Hudson Street south of S. W. Marine Drive).

The Association is seeking the City's endorsement of the concept of the open-air Sunday Market, endorsement of the site and is also seeking a loan from the City of \$10,000 of which \$3,000 is required immediately.

Also before the Committee was a memo. from Social Planner Ray Young dated June 13, 1975, which stated in part:

cont'd ...

Part Report to Council  
 Standing Committee on Community Services . . . . . 2  
 June 19, 1975

Clause No. 2 (continued)

"The Demeter Co-operative is actually running the flea market as a profit making operation to finance the buying of land for homes for co-operative members. If the Co-operative should ever dissolve each shareholder takes part of the assets in proportion to the number of shares held in the co-operative. We can see no difference between this and a normal public or private company.

I do not feel a report is needed on this subject. For the reasons stated above (re POSER Funds) we do not feel that we could recommend a grant or loan. It will be up to the Demeter Society to reach agreement with the Federal Government over the use of the land, and to reach agreement with the Marpole Oakridge Area Council for approval of such an activity in their area, and also to reach agreement with various industrial users along the Fraser River to provide parking areas. I would suggest that if you wish to pursue this matter further that the best course to follow is for you to put a motion to Council requesting that the City give its blessing to this activity. The Demeter Society should appear as a delegation to argue their case."

During discussion of this matter the Committee questioned the profit making aspect of the proposal, although representatives of the Association stated any profit would be minimal.

A representative of the Social Planning Department stated there is no difference between the proposed market and the profit making organization, although the Social Planning Department does feel the concept is a good one.

The Committee wondered whether the City has legal right to loan money to profit making organizations and following discussion, it was

RECOMMENDED

THAT the City endorse in principle the concept of the open-air Sunday Market proposed by the Demeter Village Co-operative Association and the location for the open-air market.

FURTHER THAT the applicants appear before Council to argue their application for a \$10,000 loan from the City and that the Director of Legal Services attend on this matter.

The meeting adjourned at 5:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 386, 398